

35 Station Street, Somerville, Vic 3912



House For Sale

Wednesday, 8 May 2024

35 Station Street, Somerville, Vic 3912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 756 m2

Type: House



Braden Jarrett
0416310998



Kristen Cumming
0397871200

\$675,000 - \$740,000

**** Expressions of Interest Close 5pm 28 May 2024 Unless Sold Prior ****With an invigorating vision for enhancement, this all-original four-bedroom home presents an opportunity for those eager to unleash their boundless creative potential. Nestled on a premium allotment of 756sqm (approx.) with no rear neighbours, this untouched setting beckons investors, developers or families to embrace a convenient lifestyle on the fringe of Somerville's township. The rich allure of internal timber walls and solid hardwood timber floors permeates the family dynamics, where a designated lounge, kitchen with modern appliances, and casual meals setting serves as the foundation of a harmonious family life. With its current entertaining footprint including a covered deck alfresco and separate secondary lounge perfect for teenagers (adjoining the double garage), an underlying versatility means cosmetic updates will only further comfort and style. Four light-filled bedrooms, including the master with a compact ensuite, and a main bathroom with private toilet meets the needs of growing families, whilst a gas wall furnace, split-system heating and cooling, solar system, low-maintenance yard and double garage with internal storage room ensure immediate practicalities. Explore multi-dwelling development potential (STCA), renovation or rebuild opportunities, or utilise the current rental agreement as an immediate investment. Vacant possession is also an option if desired. Positioned only a short stroll into Somerville, with Somerville Recreation Centre, Somerville Rise Primary and Secondary College, Somerville Train Station and Somerville Central all within a stone's throw from home.