

# 37 Range Avenue, Heathcote Junction, Vic 3758

B·HOME REAL ESTATE

## House For Sale

Sunday, 3 December 2023

37 Range Avenue, Heathcote Junction, Vic 3758

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 4031 m2

Type: House



Brooke Lal

## **\$800,000 to \$850,000**

Truly exemplifying the appeal of a quality country town lifestyle, this substantial parcel of land is approximately 1 acre and is positioned in the sought-after suburb of Heathcote Junction. The perfect spot for those wanting to escape Melbourne's hustle and bustle. The three-bedroom home is awaiting its lucky new owners and offers a blank canvas on which to design and renovate or as the current owners do, live in as is comfortably. There is multiple living zones inside, two bathrooms, kitchen and a laundry completing the floor plan. For storage and vehicle accommodation, there is two sheds, both with power and once with concrete, measuring 9.5x6m and 12x3.6m approximately. With a many features including a wood-fire, split system, carport, veranda, in built bar, 10 panel solar system and the benefit of being on a corner allotment. This location is desirably close to the small community township of Wandong which includes the rail trail, local primary school, sporting fields and the town's shopping strip. It is also easily accessible to the major rural hubs of both Kilmore & Wallan. Not to mention, commuting to Melbourne via the local V-Line Train or Hume Freeway takes only 55 minutes approximately. Take advantage of this exciting opportunity and call me today to enquire. \*\* This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information. \*\*