

37 Warana Way, Mount Eliza, Vic 3930

 Real Estate

House For Sale

Wednesday, 20 December 2023

37 Warana Way, Mount Eliza, Vic 3930

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 794 m2

Type: House



Rob Ferguson
0412789696



Amy Gowan
0449588487

\$1,100,000 - \$1,200,000

Exceptionally located on 794 square metres (approx.) in the bowl of a quiet court on the beachside of the highway, this original 1970s 3-bedroom plus study residence offers plenty of opportunity for savvy Renovators, Builders or Developers. Lovingly maintained by the current owner over the last 4 decades this charming property presents outstanding potential for transformation to renovate, rebuild, or subdivide (STCA). The solidly built single-level layout is perfect for family living, comprising zoned bedrooms, a central kitchen, northerly-facing living and dining spaces, and an elevated undercover alfresco deck. Additional features include master bedroom with walk-through fitted robes to the ensuite, a further two bedrooms with built-in robes, and a study with access from the entrance hall. The main bathroom has a built-in tub and separate shower and there is a good-sized laundry with easy rear external access. The original kitchen has quality appliances including an electric cooktop, oven, and dishwasher, and there is a servery bench to the large dining and lounge rooms. Additional features include ducted heating and evaporative cooling, plenty of storage space and a large double garage, which has an automated door, a workshop area and mechanic's service pit. With rear gate access to Canadian Bay Road providing a shortcut to walk to the Village and surrounded by lush, established gardens the home is close to a choice of Primary and Secondary Schools, with beautiful beaches nearby.