

# 37 Woodspoint Road, Warburton, Vic 3799

## House For Sale

Tuesday, 28 November 2023

37 Woodspoint Road, Warburton, Vic 3799

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 811 m2**

**Type: House**



Rebecca Halit  
0429888367



Paul Marra  
0493023449

**\$640,000-\$680,000**

If you're looking to invest in Warburton, locations don't come much better than this! This gorgeous western red cedar home is full of bright, open spaces with a distinct family friendly feel. Perfectly positioned to take in a beautiful view of the mountains and within a short walk to the Yarra River, Warburton Water World, and all the wonderful shops, cafes, and restaurants along the vibrant Main Street; this property has all the makeup for a refreshing new lifestyle in a highly sought after location. All that it is waiting for now is for you to put your stamp on it. Key features include:

- A light and bright interior highlighted by a spacious living room where the family can gather at the end of a long day. A split system and gas heater ensure year-round comfort.
- An expansive galley-style kitchen is enriched with crisp white cabinetry, induction cooktop and dishwasher making weeknight dinner preparation a breeze.
- An adjoining meals area spills out to the undercover rear deck for seamless indoor/outdoor dining.
- Four generously scaled bedrooms each have their own unique outlook, three are enriched with BIR's with the fourth bedroom gifting versatility as a rumpus/second living space if desired.
- Other notable features include easy to care for engineered timber floorboards throughout the living areas, a good-sized family laundry, a full-length front veranda to sit and truly appreciate the view; plus, a single garage and carport for parking trailers or a boat. This property is easy to maintain and perfectly suited to those with a fast paced and hectic lifestyle. Whether you like spending weekends enjoying the outdoors or you're a family on the daily grind, then look no further. Nearby, there are several walking/cycling trails; not to mention, local schools and Warburton's sporting facilities are only a stone's throw away. With the highly anticipated Mountain Bike Destination set for Warburton, it is a very clever time to invest into your future. Call Property Partners today to arrange an inspection. Please note: All property details shown are correct at time of publishing. Some properties may have been sold in the preceding 24 hours and we recommend that you confirm open for inspection times with the listing agent direct or the listing office.