

38-42 Traton Street, Wahgunyah, Vic 3687

House For Sale

Tuesday, 19 March 2024

38-42 Traton Street, Wahgunyah, Vic 3687

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 8061 m2

Type: House



Luke Moloney
0447780999

\$765,000

Nestled on a generous allotment of land, this brick residence presents an unparalleled opportunity to embrace the idyllic lifestyle of Wahgunyah. Situated on almost 2 acres with huge potential for subdivision (STCA), this property offers a perfect blend of rural lifestyle options and convenience of living in town. The lovely home with wrap around verandah boasts views towards established trees that line the front of the property, providing a serene backdrop to everyday living. An open-plan layout seamlessly integrates the kitchen, dining, and living areas, flooded with natural light through large windows, creating an inviting atmosphere for relaxation and entertainment. Equipped with modern comforts including, split-system air conditioning, ceiling fans and a wall heater, the living area features French doors that open out onto the verandah and garden area, enhancing indoor-outdoor flow. The neat kitchen offers ample bench space, storage, and an electric stovetop. Boasting built-in robes, bay windows, a split system, and direct access to the outdoors, the master suite is a highlight. Three additional bedrooms feature built-in robes, offering versatility for guest accommodation or a home office. Step outside to discover the undercover alfresco area, providing the perfect setting for outdoor gatherings and alfresco dining. The fenced yard surrounds the house, featuring low-maintenance lawn areas, established trees, and shrubbery. In addition to a single carport adjacent to the home, substantial shedding, including an open bay shed for storage and miscellaneous shedding towards the rear, offers ample space to accommodate vehicles, equipment, and tools. Positioned only moments walk to Wahgunyah's main street, a short drive across the bridge to Corowa, and less than 10-minute's drive to Rutherglen, the location is second to none. Expression of Interest closes Monday 8th of April at 4:00pm. Arrange your inspection today by calling Luke Moloney on 0447 780 999.