

# 395 Waverley Road, Mount Waverley, Vic 3149



## House For Sale

Friday, 17 May 2024

395 Waverley Road, Mount Waverley, Vic 3149

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 794 m2**

**Type: House**



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**AUCTION: \$1,180,000 - \$1,280,000**

This exceptional property, situated on a generous 794m<sup>2</sup> block within the coveted Mount Waverley school zone, presents an excellent opportunity for both homeowners and investors. Featuring three spacious bedrooms, a huge living area complete with a mini bar, and ample outdoor space, this home is designed for comfortable living and entertaining. The property's versatility extends beyond residential use, offering great potential as a rental investment and significant development prospects, including the possibility for a medical centre or commercial establishment (subject to council approval, STCA). Though the home remains in its original state, it serves as a blank canvas for renovation enthusiasts. In the meantime, it can be rented out while planning applications are processed, benefiting from its excellent condition. Each of the three well-sized bedrooms provides ample storage space, with two bedrooms boasting walk-in robes (WIR). The master bedroom further impresses with an ensuite that includes a walk-in robe, offering added convenience and luxury. The property also features a substantial outdoor veranda, perfect for hosting large family gatherings and BBQs. This expansive space is ideal for enjoying the outdoors and creating memorable moments with loved ones. Additionally, the living area is fitted with one split system and multiple fans throughout the home to ensure year-round comfort. Whether you're looking to secure a solid rental yield or capitalize on the development potential, this property offers a range of opportunities to suit various needs and aspirations.