

5 Melanie Drive, Warragul, Vic 3820



Sold House

Thursday, 7 December 2023

5 Melanie Drive, Warragul, Vic 3820

Bedrooms: 3

Bathrooms: 2

Parkings: 10

Area: 965 m2

Type: House



Kaye Dixon

0438026676

\$626,000

I don't have to tell you about Location because I know you have heard those words before... Location Location, Location, but how true with a wonderful opportunity to snap up this great property that is a stone's throw from Warragul's CBD, but I need to say to all buyers... be quick to inspect because properties like this are seldom found and not to forget all sitting on approx. 965sqm flat allotment and with so many opportunities so I suggest you better read on. A home that has been loved and meticulously maintained and I know you won't have to think about this for too long. Let's talk Location In the heart of Warragul and situated in the most convenient and established Location. You can leave the car at home and have a 5-minute relaxed stroll to Supermarkets, Cafes, Restaurants, Pub Meals, Schools, Drs, Public Transport, Walking Tracks, Sporting Facilities, Parkland, Civic Park, in fact all amenities of Warragul's CBD and surrounds. Let's talk the home This cleverly designed brick home has a relaxed easy floor plan with separate living zones offering comfort and easy living for an effortless lifestyle that gives practical family living. As you step inside the front door, you'll be greeted by a spacious lounge bathed in natural light with winter sun that streams through large northern windows and you will soon realise this home has been well loved and you instantly feel at home. Leading to a light filled central kitchen with ample cupboards, pantry and open overheads, 900 gas Hotplates, Electric wall oven with plenty of bench space adjoining the spacious dining/family room with timber cathedral ceilings in the dining and above windows capturing full light which is certainly to be admired. The family room is of good size also with large windows taking in the winter sun, a room to relax or would make a great rumpus if you have young children or another living zone for the teenagers. Flowing effortlessly from the dining you connect to an outdoor pergola URL where you can unwind, sit and relax, have a cuppa or read a book taking in the outside serenity. 3 good size bedrooms with BIRs and full ensuite to the main with WIR's. Central tasteful bathroom and spacious laundry with plenty of storage, ceiling fans, split system and 2 x gas furnace heaters for all year-round comfort. Let's talk outside Leading outside is very low maintenance with established shade trees, shrubs and paths. The property is surrounded by high fencing giving the ultimate privacy with side access through large gates to double car accommodation with concrete floor, power and water. Ample room for the Caravan, Motor Home, Boat, Trailer or any other cars you may have, plus garden shed. The majority of the block size is to the southern side of the property which allows other options. Let's talk options 1. Plenty of room to build a granny flat for family members allowing for separate dual living (STCA) 2. You could consider potential subdivision (STCA) 3. What about a pool? Plenty of room 4. Need another Shed? Plenty of room (STCA) 5. Are you a Tradesman with extra machinery? Plenty of room 6. Future Extension (STCA) 7. Large gates for separate entry 8. Great space for the kids to run around, kick the footy, ride their bikes and the pets to roam. Let's recap Blue Chip Location, walk to all amenities of Warragul, parks and schools, public transport Well Maintained Brick Home on a large block of 965sqm approx Plenty of Car accommodation, Room for Caravan, Boat, Trailer etc Ample space for a Dual Occ (STCA) Subdivide possibilities (STCA) This is a Position Perfect Property and one not to be overlooked with endless possibilities and is ONE VERY SMART BUY. A property that would suit a multitude of buyers. So much to talk about, an inspection welcomed, call Kaye for more information on 0438 026 676 Disclaimer: Every Precaution has been taken to establish the accuracy of the above information; however, it does not constitute any representation by the vendor, and agent or agency