

**7 Edgar Street, Wonthaggi, Vic 3995**



**Sold House**

Sunday, 25 February 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Area: 869 m2**

**Type: House**



Ray White Wonthaggi  
0356721833

**\$390,000**

Boasting an older style charm, this Edgar Street property offers excellent proximity to Wonthaggi's central business district while also featuring a generous land component of 845sqm<sup>^</sup>, making it an ideal investment opportunity with future development potential. The living area is spacious and allows the northerly natural light to flood in, creating a bright and airy atmosphere. The kitchen is basic but functional and offers ample storage space. Both bedrooms are well sized and provide comfortable accommodation. The bathroom is conveniently located and features all the necessary amenities. Situated on a generous land component, this property offers an excellent opportunity for future development. Whether you have plans to extend the existing dwelling, build additional structures, or explore sub-division options, this property provides a solid foundation for your vision\*. The expansive backyard offers endless possibilities for creating an outdoor oasis, a garden retreat, or additional living spaces, limited only by your imagination. Convenience is key, and this home delivers just that. Ideally located in close proximity to Wonthaggi's CBD, you'll enjoy easy access to a wide range of amenities, including shops, cafes, restaurants, and entertainment options. An easy 5 to 10 minutes drive to beautiful surrounding beaches of Cape Paterson, Kilcunda and Inverloch. Currently tenanted on a periodic lease, this property could remain a solid investment or be made available for vacant possession.\* Subject to Council Approval^ Approximately