

# 7 Faversham Square, Ferntree Gully, Vic 3156



## House For Sale

Tuesday, 28 May 2024

7 Faversham Square, Ferntree Gully, Vic 3156

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 855 m2**

**Type: House**



Syahmi Sarip  
0401244372

## **Auction (\$730,000-\$798,000)**

Situated on a generous 855 sqm block, this property presents an enticing opportunity for investors, developers, or renovators seeking their next project. Tucked away in a tranquil pocket and within close proximity to various amenities, this Ferntree Gully location is truly unbeatable. Upon entry, you'll be greeted by double doors on your right leading to a spacious living room seamlessly connected to the dining area. Flowing from the dining area is the open-plan kitchen and meals space, equipped with a gas cooktop, oven, and dishwasher, overlooking the outdoor pergola area. On the left side of the entrance, a home office with built-in shelving leads into a sizable rumpus room featuring a traditional wood fireplace, seamlessly extending into the laundry area and downstairs bathroom. Ascending the stairs, you'll find three generously-sized bedrooms, each boasting built-in robes, along with a main bathroom servicing these rooms. The master bedroom offers direct access to the bathroom and a door leading to the balcony. Step outside through the glass sliding door in the meals area to explore the outdoor entertainment space, perfect for hosting gatherings with loved ones. The pergola offers views of the expansive backyard. Additional features include two split system heating and cooling units, a wall AC unit in the master bedroom, evaporative cooling, a gas space heater in the living room, a chicken coop, and a double carport. With its well-designed layout, this property is ripe for renovation or presents the opportunity to start afresh by demolishing and rebuilding your custom dream home. For those with a vision for development, the expansive land offers exciting possibilities, including potential division for the construction of townhouses or units, subject to council approval. Whether rejuvenating the existing structure or embarking on a new build project, this property serves as a blank canvas ready for your creative touch and investment.

**Features:** 3 Bedrooms all with built-in robes 2 Bathrooms Separate Toilet Study Dining & Living Open Plan Kitchen & Meals Gas Cooktop and Oven Dishwasher Rumpus Laundry Pergola Split System Heating & Cooling Units x2 (Living & Rumpus) Wall AC Unit in Master Evaporative Cooling Gas Space Heater in Living Room Traditional Food Fireplace in Rumpus Carpet, Slate and Tiles Blinds Throughout Chicken Coop Double Carport

**Location:** Nestled in Ferntree Gully, 7 Faversham Square offers convenience and charm. Close proximity to esteemed educational institutions such as Ferntree Gully North Primary School, Mountain Gate Primary School, Upwey High School, St. Joseph's College, Ferntree Gully Primary School, and Rowville Secondary College caters to diverse educational needs. Major shops like Mountain Gate Shopping Centre provide retail options, while nearby parklands including Ferntree Gully Quarry Reserve and Dandenong Ranges National Park offer outdoor recreation. Commuting is effortless with Ferntree Gully Train Station nearby. This location harmoniously combines education, commerce, nature, and connectivity, making it an ideal home in Ferntree Gully. On Site Auction 22nd of June at 1:30pm