

# 729 Old Warburton Road, Wesburn, Vic 3799



## House For Sale

Thursday, 11 April 2024

729 Old Warburton Road, Wesburn, Vic 3799

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1074 m2**

**Type: House**



Rebecca Halit  
0429888367



Paul Marra  
0493023449

**\$580,000 - \$620,000**

Located in the heart of the popular suburb of Wesburn, this charming character cottage offers a unique opportunity to embrace the beauty of a bygone era and restore this much-loved home back to life. As soon as you arrive you are welcomed by a wave of familiarity, almost as if you have travelled back in time and stepped into grandmas' home. Nestled on over 1/4 of an acre app., the property is set in an incredible location right across the road from Wesburn Park which has recently been reinvigorated with a Pump Track in anticipation of the Mountain Bike Destination coming to the Yarra Valley. Whether you are looking to invest in the area or create somewhere special to call home, prepare to be romanced by this hidden gem. • The exterior boasts a classic weatherboard façade complemented by lush and mature gardens which gift great privacy. • The cozy interiors provide an inviting space to unwind, particularly the formal lounge which highlights high ceilings, an ambient wood heater and large windows that fill the room with natural light. • There are two good-sized bedrooms which both have unique outlooks and are serviced by a light and bright bathroom. • The spacious country kitchen and dining area will have you reminiscing of the good old days with an alluring combustion stove as the focal point. • An adjoining mudroom is a fabulous entry to kick off your muddy boots after a fun day of adventure. • Further enhancing the home is an arresting front veranda, outdoor dunny with second toilet, a single carport, and massive double garage. The opportunities are endless! Imagine opening up the interior of the home to a more contemporary, free-flowing layout. Outside, the expansive backyard is spread over a flat and clear 1074 m<sup>2</sup>, which provides a peaceful retreat with plenty of space and potential to explore; including extending the existing home in the future (STCA). In a highly sought-after area, an easy walk will see you connected to culinary attractions such as The Flying Apron Patisserie, Artisan Baker, Mill House Fromagerie, Fill Good and the local Pub. It is easy to see why so many are attracted to visit and call Wesburn home. Have you caught the bug and want to buy a renovator? Call Property Partners today. Please note: All property details shown are correct at time of publishing. Some properties may have sold in the preceding 24 hours. We recommend confirming inspection times with the listing agent direct or the listing office.