

# 8 Warraview Close, Warragul, Vic 3820



## House For Sale

Thursday, 13 June 2024

8 Warraview Close, Warragul, Vic 3820

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 1 m2

Type: House



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**\$1,195,000 - \$1,235,000**

This charming, recently updated property presents a unique opportunity to acquire land in the highly desirable Warragul area. Perfect for horse enthusiasts, hobby farmers, tradespeople, and those who enjoy ample space. There's great potential to enhance the home further by adding a bedroom and living area in the large garage. Nestled in a prestigious close, it offers proximity to schools, transport, freeway access, and all the amenities Warragul has to offer.\* 2.6 acres (1.057 hectares) Zoned Low Density Residential.\* 3 bedroom - 2-bathroom home with study/4 bedroom.\* Primary bedroom with walk in robe & ensuite.\* Recently updated family bathroom. \* 7kw split system heating/cooling with gas ducted heating and ceiling fans. \* New Karndean luxury flooring & carpets throughout.\* Solid blackwood timber kitchen with S/S oven & 5 burner gas hotplates.\* Large double garage (6m x 7.7m) with rear & internal access & new double car port.\* New 12 x 11 metre new barn with concrete floor, power, lighting & ethernet. \* 4 paddocks with gravity fed water troughs, horse mesh fencing & shelter boxes plus loading race & pens.\* 10kw solar inverter with 28 panels & Sanden electric Heat pump hot water service.\* Walking distance to schools, Warragul leisure centre, sporting facilities & parks.\* Fully fenced established gardens & 4 rainwater tanks. \* Potential for subdivision STCA. \* Plenty of space to add extra shedding!.\*Like Superman we always do everything in our power to provide you with up to date & accurate info on all our properties - however we highly recommend that you do your own due diligence by contacting all relevant shires & government departments, plus speak with your own advisors. Virtual Grass has been used in advertising material. Due Diligence Checklist put by the government can be found here <https://www.consumer.vic.gov.au/duediligencechecklist>(Baw Baw RE, EXP Australia, Ben Codling & all associated identities accept no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website.)