

**83 Warren Road, Viewbank, Vic 3084**

**House For Sale**

Friday, 15 March 2024

**Miles**  
EST. 1924

83 Warren Road, Viewbank, Vic 3084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 958 m2**

**Type: House**



Sue Lacey

0394973222



Brad Pearce

0394973222

**\$980,000-\$1,030,000**

A commanding crest of the hill position coupled with a massive rear garden and magnificent views make this modernist mid-century residence an unrivalled opportunity with exceptional potential. Completely secluded on an expansive and enticing 958m<sup>2</sup> allotment (approx), this cream brick single-level home offers timeless comfort and character with an elevated outlook over the extra-wide backyard and river gum valley most certain to inspire a significant transformation. Exceedingly livable and rentable as is with three generous bedrooms, the appeal is in the possibilities and there's no better place than here to initiate a stunning renovation and extension or build a sublime new architectural family domain with space for a swimming pool and a whole lot more (STCA). Peaceful and private and only a few hundred metres' walk to both Viewbank College and Price Park, the lifestyle location is quite simply remarkable with effortless access to Banyule Primary School, Rosanna Village, train station, the Burgundy Street precinct and Austin Hospital. Complemented by split-system heating/cooling and original retro style, the layout of this inviting home also includes a living room on hardwood floorboards with floor-to-ceiling windows, a dining area opening to a covered alfresco deck, classic kitchen, bathroom, laundry plus sub-floor storerooms, a carport and recently replaced roof. Opportunities like this in such a vast and tranquil natural setting are extremely rare, so explore the exciting range of options, dream big and start planning to create the ultimate Viewbank family sanctuary. Miles Real Estate