

# Address available on request, Silvan, Vic 3795



## Sold House

Thursday, 19 October 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 2008 m2

Type: House



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**\$882,500**

Within the tiny pocket of residential sized lots within the rural community of Silvan is this unassuming property. Kept in impeccable condition amongst a magnificent garden full of flowering plants and towering Oak trees rests a solid and honest B/V home with slab construction bursting with potential. With the rare benefit of a nearly square block and 40m of width at the rear boundary, there is room to extend out at both ends of the house or of course GO UP for a second Storey! Already boasting 3 bedrooms (all with robes) 2 bathrooms, and 2 living zones the sky is the limit! Heating is gas, a large wood heater and a split system also providing cooling for summer. There is a double carport under the roofline for the daily drivers along with a separate (high wall) steel garage plus carport for that special car, bike or even caravan. The property even has 3 phase power connected for those serious about their equipment. You are being afforded the opportunity to purchase a genuinely rare parcel of land with an honest, largely unmodified home, lovingly maintained its entire life. Genuine Real Estate value is about quality LAND, (not the house) and what we have on offer is one of the best, sun drenched, level and wide 1/2 acre blocks in the district. We don't need to say "act quickly", those that can appreciate, will know what to do!