

140 Katamatite-Yarrawonga Rd, Yarrawonga, VIC, 3730



House For Sale

Friday, 16 August 2024

140 Katamatite-Yarrawonga Rd, Yarrawonga, VIC, 3730

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Type: House



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PURCHASE & PROSPER!

If there was ever a sound investment and the ability to purchase a property with both short term and long-term benefits, then look no further.

Ideal opportunity to acquire a magnificent lifestyle property or alternatively a developers dream.

The hard work dealing with Councils, Surveyors and Engineers has been done and the astute purchaser will reap the rewards.

The Facts!

- Three bedroom plus study brick veneer family home.
- Master with Ensuite & Walk in Robe.
- Central bathroom, separate toilet.
- Open plan Kitchen / Dining, separate formal dining and split-level lounge.
- Vaulted feature ceiling in Lounge.
- Undercover indoor/outdoor entertaining area.
- Ample storage.
- Ducted Evaporative cooling, gas log fire & ceiling fans.
- Double Carport.
- Large workshop / shed.
- 3x Garden sheds.

Overall offering:

- Total land area measuring approximately 6.23 acres.
- Four Lot Subdivision (Approved planning permit available).
- Lot 1, existing home 7,819 Sq Mtr allotment.
- Lot 2, 5,662 Sq Mtr allotment.
- Lot 3, 4,149 Sq Mtr allotment.
- Lot 4, 4,098 Sq Mtr allotment.

There are numerous options available, from utilising the property as a whole (for the lifestyle buyer), selling the lots off individually whilst retaining the existing home to simply holding the assets and reaping rewards in the future.

Either way you simply can't go wrong with a valuable asset like this, situated on the outskirts of the thriving township of Yarrawonga.

*Planning permit and engineering plans available on request.