

# 40 Broome Crescent, Wonthaggi, Vic 3995

## House For Sale

Friday, 14 June 2024

40 Broome Crescent, Wonthaggi, Vic 3995

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1011 m2**

**Type: House**



Mitch Foon  
0356742255



Kara Sheerin  
0356742255

**\$530,000**

This four-bedroom weatherboard residence presents an enticing opportunity for savvy investors seeking to capitalise on a property with boundless potential. Occupying a generous 1011 square metre (approx.) plot, this home offers a solid foundation for renovation and enhancement, ensuring a bespoke transformation to meet the demands of the discerning rental market. The traditional layout features a quartet of well-proportioned bedrooms complemented by two bathrooms, catering comfortably to family living. The presence of wood heating adds a touch of rustic charm while ensuring a cosy atmosphere during the cooler months. The property boasts rear lane access complemented by practical shedding —ideal for storage or hobbies. The property's substantial land size also hints at potential development opportunities (STCA), adding another layer of appeal for the future-focused investor. A mere stone's throw from the bustling town centre, residents enjoy the ease of a short stroll to a variety of local amenities, including shops, eateries, and essential services. The proximity to schools further enhances the property's desirability for families. 40 Broome Crescent represents a rare chance to secure a substantial property in a sought-after locale.