

# 63A Wattle Valley Road, Mitcham, Vic 3132

T.G. NEWTON

## House For Sale

Wednesday, 29 November 2023

63A Wattle Valley Road, Mitcham, Vic 3132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 675 m2**

**Type: House**



Tony Dimopoulos

## Awaiting Price Guide

With stunning views of the serene Yarran Dheran Nature Reserve and situated in a quiet pocket with no through traffic, this 3-bedroom property situated on 672m<sup>2</sup> approx. built by the current owner over 50 years ago, has been a wonderful family home and is ready for the next chapter of its journey to be written. The light filled floorplan and fall of the land provides a unique opportunity to renovate and transform this single level home into a double storey with a clever design with the family home of your desired tastes awaiting. The home provides an excellent opportunity for first home buyers that are looking for the home to create their own story or the renovator looking for their next project. The spacious living room and dining room/office look out to the reserve whilst the kitchen with breakfast bar features gas cooktop, oven and dishwasher. Three bedrooms are serviced by a central bathroom and separate toilet, with the master featuring a walk-in robe. The deck is a great outdoor space to take in the stunning view whilst sitting and relaxing or entertaining guests. Other notable features include original polished floorboards, wood heater and split systems. An outstanding location only footsteps to Yarran Dheran and Mullum Mullum Parks whilst conveniently zoned for Antonio Park Primary School and Mullauna College along with many private schools, ensuring a quality education for your children. Handy to Mitcham Station, Britannia Mall and central to Eastland and Westfield Doncaster along with easy access to the freeway and Eastlink connections. Don't miss out on this exceptional opportunity that offers tranquillity, space and endless potential. Inspections by Private Appointment only, call Tony on 0499 362 646 to arrange your time to view this opportunity.