

**8 Browns Parade, Wendouree, VIC, 3355**



**House For Sale**

Friday, 30 August 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Peter Burley

## Charming Brick Veneer Home with Development Potential in Prime Wendouree Location

Welcome to 8 Browns Parade, Wendouree, a solid triple-fronted brick veneer home in a highly regarded neighbourhood. Ideally situated, this property is just a short drive from Howitt Street Shops, Lake Wendouree, local schools, and recreational facilities, offering unmatched convenience and accessibility.

Step inside and discover a spacious living area featuring a separate formal lounge, complete with a gas heater for cozy evenings. The open-plan kitchen and dining area provide a welcoming space for family meals and gatherings, showcasing an updated kitchen with a 600mm gas cooktop, electric wall oven, and ample storage throughout.

The home comprises three comfortable bedrooms, each with built-in robes to maximize storage. The centrally located bathroom includes a shower, bath, vanity, and a separate toilet, ensuring practicality for all family members. Additionally, a full internal laundry adds to the home's functional appeal.

Outside, you'll find a large enclosed and landscaped rear yard, ideal for both relaxation and entertaining. The rear undercover alfresco area is perfect for casual dining and enjoying the outdoors, while the established front yard features well-maintained plants adding to the property's curb appeal. Parking is a breeze with a double freestanding lock-up garage and workshop, offering plenty of space for vehicles and tools.

Set on a generous landholding of approximately 880m<sup>2</sup>, this property also holds development potential, presenting an excellent opportunity for future growth. With split system heating and cooling ensuring year-round comfort, 8 Browns Parade is a fantastic find for those seeking a blend of comfort, convenience, and potential.