

SOLD



15 Waterloo Avenue, Warburton



So much to offer - Unique design, 2 dwellings on over 1800sqm

This unique and unconventional architecturally designed double brick residence has been created with a layout that is intriguing and interesting. By combining different levels, angles and large windows to allow natural light to flow in from all sides, beautiful aspects can be seen from every vantage point. Along with 3 deck areas and an established garden, this property is sure to capture those looking for home that is stylish and rural.

What makes this property even more special is that it has 2 permitted dwellings and is approx. 1802sqm with panoramic mountains views surrounding. The main house is large and spacious with 4 bedrooms, 2 bathrooms, a formal entry, 2 separate and versatile living areas for the family plus an extra-large garage with plenty of storage/workshop space, drive through access to rear and 3 phase power. Being a home of this size, all year-round comfort is important and that is provided by a combination of an open fireplace, wood heaters and a zoned ducted reverse cycle split system. Extras include a ducted

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Price	SOLD
Property Type	Residential
Property ID	81
Land Area	1,802 m ²

Agent Details

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Integrity

Yarra Valley & Kinglake Ranges

vacuum system, spa bath, a full wood shed, a new roof which was installed in 2019, 2x sheds and mezzanine storage.

The second dwelling, built in 2007, is permitted for B&B use or as a dependant persons unit and is an open plan design showcasing a spacious lounge/living area, 2 bedrooms, a bathroom, separate laundry and practical kitchen. Here too you can enjoy sitting on the decking and immersing yourself in the picturesque surrounds.

The expansive garden is well laid out and almost flat, which is rare in Warburton, It features a maple grove, 5 fruit trees, raspberry patch, vegetable garden and small animal enclosure as well as many feature plants and established trees.

Warburton is quickly being rediscovered and developing into a very sought-after town which has so much to offer in many ways from mountain bike riding, to a lifestyle choice for the family and in the case of this property an opportunity to create an income.

Call today to book your inspection of this one of a kind property and you will not be disappointed in what you discover.

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