







Opportunity Plus!

Looking for a cozy, compact home nestled in the serene beauty of Warburton? Look no further than 7 Derby Street! This older-style gem is brimming with potential and awaits your personal touch to make it shine.

Featuring 3 bedrooms, 1 bathroom,2 toilets and a quaint kitchen with electric cooking, this home offers the perfect canvas for your dream living space. Imagine enjoying the stunning views of Mount Little Joe from the dining room will sipping your morning coffee. For comfort and ease the home has a reverse cycle split system and electric heating in the bedrooms during the cooler months.

The recent renovation of the bathroom brings modern flair to this classic home, while the built-in robes in every bedroom ensure ample storage space. Step outside to discover a world of possibilities - from the carport for convenient parking to the sliding door leading to the rear yard in the third bedroom.

But that's not all! With the convenience of a garden shed, cat enclosure, and chook houses (both needing some upkeep), the

3 1 1 696m2

Price	SOLD for $540,000
Property Type	Residential
Property ID	439
Land Area	696 m2

Agent Details

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Integrity

garden is ready for your green thumb to assist in making it flourish. While the garden structure may need a little TLC, the fully fenced backyard and breathtaking mountain views provide the perfect backdrop for a refreshed canvas.

Located on a quiet, picturesque street just a stone's throw away from the Warburton township, Yarra River, and Warburton Rail Trail, this home offers both tranquillity and convenience.

Don't miss out on the opportunity to make this your own slice of paradise in the historic township of Warburton whether you be a first home buyer, someone looking to downsize or an investor.

Contact us today to arrange a viewing and turn your dreams into reality

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