



155 Kangaroo Ground-Wattle Glen Road, Wattle Glen

**Integrity**



## 2 DWELLINGS, 2 SHEDS, 2 DRIVEWAYS, 2,000 SQM (APPROX)

Supremely unique, on the tightly held boundary between Wattle Glen and Kangaroo Ground, this property has been in single ownership for over 50 years. Now it is available for a new owner to extract its enticing potential.

Backing onto Watery Gully Creek, a 12.7 acre parcel of crown land, this half acre (1,984 sqm) allotment has the depth and feeling of a much larger parcel.

It maximises its space with a charming, elevated western red cedar home accompanied by 2 large sheds. There is also a 1 bedroom bungalow with separate access for rental, short stay, or art studio.

The home comprises 3 bedrooms, 2 bathrooms (incl en suite to master), and 2 living rooms in addition to kitchen / meals. Additional features include 8 panel solar system, wood heating, and 2 x split systems. The 1 bedroom bungalow provides its own

🏠 4 🚗 3 🚗 5 📏 1,984 m2

<b>Price</b>	\$1,250,000
<b>Property Type</b>	Residential
<b>Property ID</b>	658
<b>Land Area</b>	1,984 m2
<b>Floor Area</b>	269 m2

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

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bathroom, kitchen, split system, air conditioning and gas heating.

Among its redeeming features, this property's drive-through access with full turning circle opens up its useability to machine and truck operators who need something larger than the standard residential block.

With some choice renovations, this large property situated equidistant between the main arterial roads to Eltham and Diamon Creek could provide appealing returns to the enterprising investor: as a rental investment, Airbnb, or base for your business (STCA).

Text 155KANGAROO to 0448 820 022 to register your interest.

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