

**12 Dammans Road, Warburton, VIC, 3799**

**Professionals\***

**House For Sale**

Wednesday, 20 November 2024

12 Dammans Road, Warburton, VIC, 3799

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **YOUR GOLF RETREAT ON THE RIVER**

Perfectly positioned along the sought-after Dammans Road and opposite the Yarra River, this hidden gem offers a true nature hideaway. Surrounded by vibrant, established gardens, it creates an oasis of colour and tranquillity that is sure to impress.

The front deck provides an ideal spot to unwind, taking in the peaceful sounds of nature. While some maintenance is required, the potential to transform this space into a long-lasting haven is undeniable.

Inside, a spacious open living area showcases views of both the front and backyards, with year-round comfort ensured by wood fire heating and split system cooling. The home features two bedrooms, one with built-in robes, both offering access to a centrally located bathroom and a convenient walk-through laundry. The renovated kitchen boasts ample bench and storage space and flows seamlessly into the dining area, where you'll enjoy views of the backyard and the Warburton Golf Course beyond.

Outside, there's fantastic potential to create a covered entertaining area that connects to the woodshed and carport. The backyard is a blank canvas, ready to become the garden of your dreams-whether an entertainer's paradise with a firepit or a bountiful vegetable garden. With the greenery stretching out to the Warburton Golf Club, the setting is as picturesque as it gets.

This property presents an outstanding opportunity to bring your vision to life, whether as a retreat or a valuable investment. Situated within walking distance of the heart of Warburton along the river's edge, you'll find a welcoming community ready to embrace you.

Call our friendly team today to book your inspection on 03 5967 1800.

### **FURTHER CONTACT**

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