

**4 Ista Street, Warragul, VIC, 3820**



**House For Sale**

Monday, 18 November 2024

4 Ista Street, Warragul, VIC, 3820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **With position comes potential**

Location location location! Roll up your sleeves and maximise all the potential this affordable inner-town property has to offer. Perched high on a hill with far reaching district views towards the Strzelecki Ranges and situated just above Civic Park in a quiet and very sought-after street in immediate proximity to the Warragul CBD, this quaint 2-bedroom weatherboard home is the perfect starter, a worthy renovator or potential development site for would-be investors. Affordably priced with scope to improve, the home features polished hardwood flooring and ducted heating throughout, spacious formal lounge with split system cooling, laminate kitchen, single bathroom and spacious laundry facilities. Comprising approximately 668m<sup>2</sup>, the fully fenced allotment provides a spacious rear yard and plenty of room for extending the home or adding any shedding requirements. Walking to town within a few minutes comes with a lifestyle that few other properties can offer so secure this Blue Chip position today and reap the rewards for years to come.