



SOLD

INVESTORS & FIRST HOME BUYERS - GREAT UPSIDE POTENTIAL

SOLID FOUNDATION WITH UPSIDE POTENTIAL
SUITABLE FOR INVESTORS:

Value-add opportunity - property needs some TLC with room for improvement
4 bedrooms with built-in storage - appeals to family rental market
Large 993sqm block* with subdivision potential^
Dual access driveway + rear laneway - convenient for tenants and future planning
Established rental area with consistent demand from families
Close to beaches and Melbourne - attractive to potential tenants

IDEAL FOR FIRST HOME BUYERS:

Affordable entry point - get more space for your money
Build equity through improvements - renovate at your own pace
4 spacious bedrooms with built-in storage - room for growing family
Kitchen with functional layout - update to your style and budget
Huge backyard (993sqm*) for kids, pets, pool^, or large shed^
Subdivision potential^ for future flexibility

WHAT MAKES THIS SPECIAL:

- ✓ Solid bones with polished timber floors throughout living areas
- ✓ Natural light-filled open-plan design with great potential
- ✓ 4 good-sized bedrooms plus central family bathroom
- ✓ Functional kitchen layout ready for your personal touch
- ✓ Established gardens with garden shed included
- ✓ Dual access driveway - park multiple cars, boat, or caravan
- ✓ Rear laneway access - convenient and adds development options^
- ✓ 993sqm block* - generous size in today's market

CONVENIENT MERRIN CRESCENT LOCATION:

Merrin Crescent - quiet residential street with established homes
10 minutes to Cape Paterson beaches - weekend recreation nearby

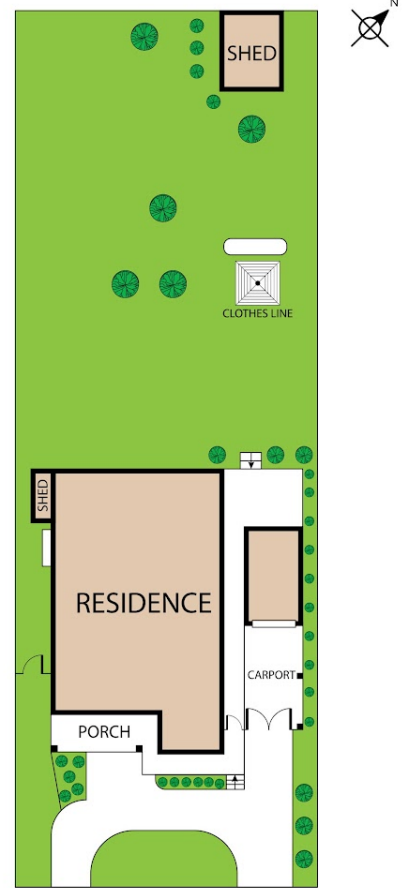
4 BED | 1 BATH | 1 CAR

PRICE:
\$475,000

OPEN FOR INSPECTION:
N/A



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26 Merrin Crescent, Wonthaggi, VIC, 3995

TOTAL APPROX. FLOOR AREA 113 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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