



# FOR SALE

## LOCATION, CLOSE TO SCHOOLS, GOLF CLUB AND THE CBD.

Positioned in a well-established pocket of Warragul, 210 Bowen Street presents a fantastic opportunity for families seeking space, comfort and a home they can personalise over time. Bring Your Paintbrush & Green Thumb – Endless Potential Awaits!

If you've been searching for a home you can truly make your own, this large family residence is bursting with opportunity. With solid bones and generous proportions, it's the perfect canvas for renovators, investors, or growing families ready to add their personal touch.

Step inside and discover multiple living areas, spacious bedrooms, and a functional layout designed for family living. Outside, the expansive yard is a dream for gardeners or anyone wanting to create a stunning outdoor retreat.

Yes, it needs some TLC—but with vision and effort, this property could be transformed into something truly special.

Features include:

- Double-glazed windows throughout
- Ducted heating for year-round comfort
- Kitchen with great storage and plumbed fridge connection
- Open-plan kitchen, dining and living area
- Multiple living zones for flexible family living
- Well-proportioned bedrooms including master with ensuite
- Generous backyard with plenty of potential
- Located in a well-established area close to schools and parks

Great opportunity for families, tradies, or investors

Opportunities like this don't come around often—roll up your sleeves and reap the rewards!

Inspect today and imagine the possibilities.

Disclaimer: At least one adult (18+) must attend each inspection. Valid photo ID is required. The property owner reserves the right to refuse entry.

4 BED | 2 BATH | 2 CAR

PRICE:

\$750,000 - \$825,000

OPEN FOR INSPECTION:

N/A



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## 210 Bowen Street, Warragul

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here all measurements are approximate and are for illustration purposes only. No responsibility is taken for any error, omission or misstatement



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.