



FOR SALE

SEVEN DECADES OF SOLID. NOW IT'S YOUR TURN.

First time ever offered - a landmark Wonthaggi original with serious bones, serious size, and serious potential upside. Standing proud in the heart of Wonthaggi since 1953, this substantial two-storey home has been held in the same hands since the day it was built - and now, for the very first time, it's ready for someone new to write the next chapter.

Five bedrooms. Two and a half bathrooms. 155 square metres of solid, original construction on a generous 667 sqm town block with the bonus of rear laneway access. This is the kind of floor plan and footprint that simply doesn't come up anymore - and at this price, it won't hang around. Yes, it needs work. That's exactly the point.

For the first home buyer ready to roll up their sleeves and build equity through sweat and vision, this is your entry into the market with genuine room to grow into. For the experienced renovator, the bones are here - solid 1953 construction built to outlast everything that came after it - and the upside is undeniable.

A full independent engineering report is available on request, so you can go in with eyes wide open and confidence in what you're buying.

Rear laneway access leads to an existing garage and workshop -- a genuine bonus for the tradie, the tinkerer, or anyone who needs serious storage and workspace from day one.

In the middle of town. Walking distance to everything. On the market for the first time in over 70 years.

Opportunities like this don't come with a second chance.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when

5 BED | 2 BATH | 2 CAR

PRICE:
\$455,000 - \$475,000

OPEN FOR INSPECTION:
Jun 19 at 5:00pm - 5:20pm
Jun 20 at 1:00pm - 1:20pm
Jun 21 at 12:00pm - 12:20pm



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36 Hagelthorn Street, Wonthaggi, VIC, 3995
TOTAL APPROX. FLOOR AREA 155 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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