O'Brien Real Estate Clark
33 Smith Street,
Warragul VIC 3820

12 Factory St, Buln Buln, VIC 3821

$750,000

House 4 1















A Diamond in the Rough – Your Next Great Project Awaits!

Every now and then, a property comes along that offers more than just a home-it offers a vision, an opportunity, and the chance to create something truly special.

Open for Inspection

By Appointment.

Set on a generous half-acre allotment in the heart of Buln Buln, this unique alpine-style residence is ready for its next chapter. Unfortunately, unforeseen opportunities have seen the current owners having to relocate and step away from their dream, presenting an exciting opportunity for a new owner to reap the rewards of the hard work already completed.

The heavy lifting has already been done, with the block cleared and extensive parking established, providing ample space for caravans, boats, trailers, trucks, and all the toys that come with a country lifestyle. A substantial driveway offers easy access and room to manoeuvre even the largest vehicles.

Inside, the home boasts a character-filled alpine design with open-plan living spaces, a functional kitchen, and an impressive chef's stove that is sure to become the heart of the home. Upstairs features three generous bedrooms, including a spacious master retreat complete with its own private balcony. A family bathroom services the upper level, while handy attic storage adds further practicality.

Adding to the home's versatility is a separate entrance leading to a generous rumpus room and bedsitter accommodation-ideal as a teenage retreat, guest quarters, home office, or potential dual-living arrangement.

Outside, the opportunities continue. Shipping containers provide secure lock-up storage and will remain with the property, while the private rear yard offers plenty of room for children and pets to enjoy.

This is not your average property. It's a project with enormous potential, a home with character, and a rare chance to finish what has been started and make it your own.

One person's loss is truly another person's gain. Bring your imagination, roll up your sleeves, and unlock the potential that awaits in this unique Buln Buln offering.

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.