



FOR SALE

ENRICH YOUR LIFESTYLE

An excellent opportunity to enter the property market and join the wonderful Hurstbridge community. This well-presented 3 - 4 bedroom home is located close to town amongst the gum trees with an aspect that is sure to impress. Set on 2 levels, the light-filled dwelling has dual road entrances, and the dynamics of this home offer multiple options to spread out with the family and/or work from home. Featuring 3 bedrooms and two bathrooms, plus the option for a 4th bedroom downstairs. Open plan kitchen, dining, and living room space featuring a Coonara wood heater for those chilly winter nights. This quiet setting enjoys gorgeous views from the balcony and overlooks Acacia Road which is popular with walkers and, arguably the most sought-after street in Hurstbridge. The downstairs area is what really sets this home apart – This large room with external access can be utilised for a multitude of purposes including a games/family room, guest room, or an onsite business space; you choose. Outside, there is a great paved area which is perfect for BBQ's and entertaining. The landscaped back garden, featuring bluestone retaining walls, includes a second entertainment area, vegetable garden, and a single carport with roller door. Additional features include split system heating/cooling, an additional carport from the Acacia road front entry, and plenty of storage. You're only a short, beautiful stroll via walking trails and parklands to the Hurstbridge shops, train station, school and kindergartens. Bike paths, Hurstbridge dog park, and excellent cafes and restaurants are all within walking distance, making this a wonderful lifestyle opportunity not to be missed.

- Dual street frontages
- Family home on 545m2
- 2 Carports
- Downstairs multi-use room
- 3 / 4 bedrooms
- Study
- Master bedroom with ensuite
- Gas kitchen Dual street frontages
- 2 Carports
- Storage room
- Under house storage with workbench
- 11,000 Litre water tank
- 6 Panel solar system
- Coonara wood heater
- Split system reverse cycle air conditioning

- Please note: The titled address is 46 Wattletree Road Hurstbridge, the main driveway is 48

3 BED | 2 BATH | 2 CAR

PRICE:
\$780,000 - \$820,000

OPEN FOR INSPECTION:
N/A



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46 Wattletree Road, Hurstbridge

WAYNE HUTCHINSON

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Please note this is a representation and whilst every precaution is taken to ensure we provide you with accurate information regarding this property, we recommend you obtain your own measurements and/or engage the services of a qualified surveyor should you require exact dimensions. We expressly deny any responsibility for any omissions contained herein.

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.