

## FOR SALE

### COMMANDING GREAT STREET PRESENCE & ON A GENEROUS ALLOTMENT.

When it comes to location, this beautiful home is hard to beat. Close to the Warragul hospital, M1 entrance, and within walking distance to train station and Warragul CBD. Nestled on a secluded lot size of 783m2 (approx.) and with beautiful views. This family home allows for easy living and entertaining, suiting a low maintenance lifestyle. Offering space for the family to grow, secure backyard, undercover BBQ area and room for the swing set.

\*4 bedrooms or use the down stairs room for a home office with its own entrance, or Rumpus room.

\* Separate formal lounge or Theatre room

\*New Carpet and flooring through out

\*Split system

\*Ducted heating

\*Updated Kitchen with new Oven and all Smeg appliances

\*Walk in pantry with more bench space and power.

\*Updated ensuite, bathroom and laundry with plenty of bench space & storage.

\*The large open family living, meals and entertainers Kitchen, seamlessly leads out to the undercover BBQ area.

\*Master bedroom has a large fitted Walk in Robe and ensuite.

\*Family bathroom services the two generous Queen Sized bedrooms with BIR.

\*Double garage with internal access, plus off street parking for 2 additional cars

This home is ready for its new family to move in and relax; everything has been done for you.

\*OPEN FOR INSPECTION Saturday 18th December is 11am to 11:30am or by private appointment

Please call Mel 0409 183 763 to book your appointment.

4 BED | 2 BATH | 2 CAR

PRICE:

\$740,000 - \$814,000

OPEN FOR INSPECTION:

N/A

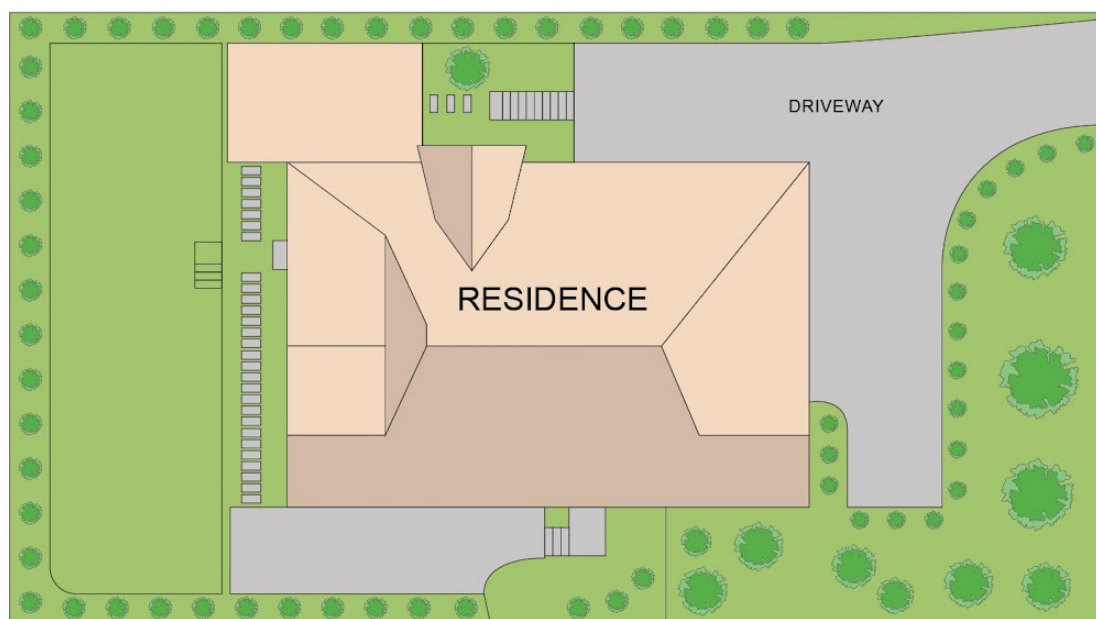
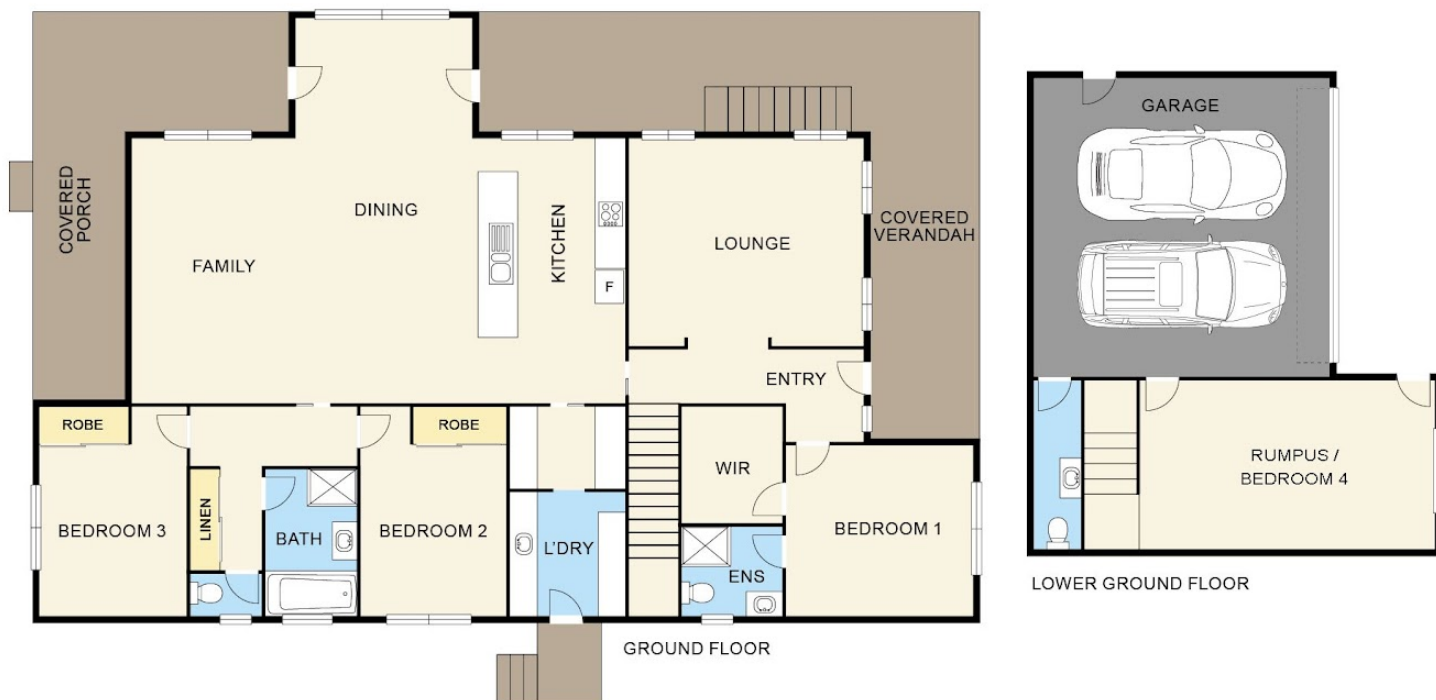


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## 12 HAYES DRIVE, WARRAGUL

Disclaimer: Floorplan is for illustration only, prospective purchasers are advised to make their own enquiries.

**COMPLETE IMAGE**  
ARCHITECTURAL + REAL ESTATE MEDIA



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.