



**SOLD**

**AUCTION! SUNDAY 06/08/2023 AT 12.30PM!**

On site Auction! Sunday 06/08/2023 at 12.30pm! Settlement 30/60 days negotiable.  
1980'S Build - 4 Beds, 2 Baths, 2 Toilets, 2 Living Areas. (5.5m x 5.9m Garage) (5.5m x 5.8m Carport) workspace, outdoor entertaining all set on 659m2.

This much-loved family home is situated close to Wheelers Hill Secondary College, Waverley Meadows Primary School, Caulfield Grammar School (Wheelers Hill campus), Columbia Park, Lum Reserve, Jells Park, Wheelers Hill Shopping Centre, Brandon Park Shopping Centre, buses, Monash Freeway and local amenities making this home perfect for the young or a growing family.

Comprising a kitchen with breakfast bar and melas area, a spacious lounge, dining, family living area and fantastic undercover alfresco BBQ area, making indoor / outdoor entertaining a breeze. Featuring a modern kitchen with stainless steel appliance, ample cupboards, and storage, 4 generous bedrooms, built in robes, the master with full ensuite bathroom, separate family bathroom, separate toilet and laundry with hardwood timber floors under carpet.

This beautifully maintained home offers gas ducted heating, evaporative cooling, ample storage, garage, carport, rear yard access, established gardens, fully fenced rear yard, ample off-street parking and so much more. This fantastic home will appeal to first home buyers' families, empty nesters, and investors! Hurry! An Inspection will delight!

Thinking of selling now or in the future? For a free-market appraisal Call Lou 0417-166-668 / Leanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
Statement of information will be available upon request.

Inspection times and property availability are subject to change without notice. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. We cannot guarantee its accuracy and interested parties should make and rely on their own enquiries.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,315,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Lou Rinnovasi**  
**0417166668**  
[lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
[lourinnovasi.com](http://lourinnovasi.com)



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.