



# FOR SALE

## HOUSE & LAND PACKAGE IN PRESTIGE LOCATION! DREAM LIFESTYLE AWAITS.

**\*\*PRIVATE INSPECTIONS AVAILABLE DURING THE CHRISTMAS AND NEW YEAR PERIOD\*\***

Offer your family the perfect balance of nature and modern living with this stunning property in Warragul.

At 1463 square meters, this land offers you a grand expanse of space. With 4 bedrooms and 2 bathrooms, your family can enjoy their own personal space and comfort. Plus, with 2 garages and a fully-fenced yard, you can enjoy the assurance of security.

Outdoors, you'll be able to make the most of the summer season with an alfresco deck, outdoor entertainment area, and secure parking. With a remote garage and an entertainment area, you'll be able to enjoy all the activities that you and your family could want.

Indoors, you'll find a study with built-in wardrobes and broadband internet available, as well as a dishwasher and built-in features for convenience. The air conditioning, ducted cooling, ducted heating, and gas heating, provide the perfect temperature all year round.

Eco-friendly features such as the water tank make this property ideal for those wanting to keep their carbon footprint in check.

Bowen Park estate provides the incredible amenity of gardens, wetlands, playing fields and parklands. Close to sporting facilities including a short walk to the Warragul Country Club, public transport, St Pauls Anglican Grammar School (Kinder to Year 12), it is merging into the expanding Warragul township that offers more facilities, entertainment and services as its population grows.

The setting is especially incredible given how quickly you can access Warragul CBD offering a great choice of restaurants, cafes, shops, and community amenities as well as quick access to the freeway being only an hour's drive to the heart of Melbourne CBD. Transport links are also

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

**PRICE:**  
Contact Agent

**OPEN FOR INSPECTION:**  
N/A



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