



**SOLD**

## A CHARACTER HOME IN AN IMPRESSIVE LOCATION

On site Auction! Sunday 21/04/2024 at 12.30pm! Unless Sold Prior! Settlement 90 days negotiable! 4beds, 2Bath, 2Toilets, 2Living, 2Car, 860m2! Walk to Wellington Village.

This beautiful character brick home is perfect for the large or growing family. The moment you walk through the door you will be impress by its warm and expansive user-friendly floorplan.

Only minutes' walk from Wellington Village Shopping Centre and bus transport. This home is well located to local primary and secondary schools, Stud Park Shopping Precinct, Rowville Shopping Village, major arterials, medical facilities, sporting grounds, parks, gardens, preschools, the Eastlink Freeway and the M1 making life easy and convenient.

Comprising a spacious open plan kitchen with breakfast bar, stainless steel gas and electric appliances, a spacious family living area, a large separate lounge room and dining room, a separate family bathroom, separate laundry, and toilet.

Features include a large and spacious master bedroom with French doors, built in robes and full ensuite bathroom, 3 more generous size bedrooms with built in robes, gas ducted heating, gas log fire, 2 split systems, tiled and timber floors, double garage with internal entry, rear yard access, established gardens, fully fenced yard, ample storage and so much more.

Come and enjoy the easy ebb and flow to the private outdoor entertaining area, the established gardens, the crazy paving, the spa pool, the veranda area, the barbeque terrace area, and the convenience to Wellington Village.

Hurry! This unique character home will surprise!

Thinking of selling now or in the future? For a free-market appraisal Call Lou 0417-166-668 / Leeanne 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

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

**PRICE:**  
**\$980,000**

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



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Every care has been taken to verify the accuracy of the details and dimensions in this property plan.  
 Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.  
 The plan is a representation only and is not necessarily to scale.

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.