



FOR SALE

THE PERFECT FAMILY ENTERTAINER IN A PREMIUM LOCATION!

Nestled on a generous 560m2 block, this impressive 3-bedroom home at 307 McGrath Road offers the perfect blend of modern comfort and family-friendly living.

Step inside to discover a thoughtfully designed home featuring three comfortable bedrooms, master with ensuite and built in robe. Central bathroom and a spacious lounge area perfect for family gatherings. The additional bedrooms are enhanced with built-in wardrobes, providing ample storage solutions for growing families. The massive upgraded kitchen area is showered in natural light and offers all of your modern conveniences including quality stainless steel appliances and dishwasher.

Climate control is expertly handled throughout the home with multiple heating and cooling systems ensuring year-round comfort:

- Split system air conditioning and heating
- Hydronic heating for efficient winter warmth
- Ceiling fans in all bedrooms and the lounge area
- Solar panels contributing to eco-friendly living and reduced energy costs

The outdoor entertainment possibilities are truly exceptional with this property offering multiple spaces for relaxation and recreation. A dedicated outdoor entertainment area provides the perfect setting for barbecues and family gatherings, while additional entertainment spaces ensure there's room for everyone. The fully fenced property offers privacy and security, making it ideal for families with children or pets.

Practical features abound with secure parking accommodating a plethora vehicles through carport facilities, eliminating any parking concerns for multi-car families. Drive thru access all the way to the rear. Additional storage needs are met with purpose-built sheds, providing space for tools, equipment, or hobbies. The substantial land area offers plenty of room for children to play, gardens to flourish, or future expansion possibilities.

Location advantages place residents at the heart of Wyndham Vale's excellent infrastructure and community amenities. President's Park, a magnificent recreation reserve, lies practically on your doorstep, offering walking and cycling tracks, wetlands, dog off-leash areas, and sporting

3 BED | 2 BATH | 4 CAR

PRICE:

\$500,000 - \$550,000

OPEN FOR INSPECTION:

N/A



Joseph Hanna

0423966320

joseph@atrealty.com.au

www.atrealty.com.au



307 Mcgrath Road, Wyndham Vale

Dimensions are approximate and for illustrative purposes only



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.