

# 1 POTTER STREET, Wollert, Vic 3750

## House For Sale

Monday, 1 April 2024

1 POTTER STREET, Wollert, Vic 3750

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 470 m2

Type: House



Khatira Maqsoodi

**\$685,000 - \$715,000**

AUCTION SATURDAY 20th APRIL @ 12.30PM Positioned in the heart of the Eucalypt Estate, this impeccably designed home epitomizes the essence of sophisticated, yet effortless living. It presents a sanctuary of privacy and low-maintenance living. This comfortable home is ready to welcome first-home buyers, a young family or investors. On a 470sqm (approx.) corner block, zoned to the front of the home, the main bedroom will delight with a walk-in robe and ensuite. Two bedrooms with built-in robes are tucked away in a separate wing, close to the main bathroom and separate toilet. The laundry features external access to the backyard. The heart of the home lies in open-plan kitchen, living, and dining area. Equipped with modern appliances, including gas cooking, a walk-in pantry and dishwasher. Step outside to discover your own private alfresco area, offering the perfect setting for outdoor entertaining or simply basking in the sunshine. Designed for easy maintenance, it beckons you to enjoy the outdoors without the hassle of extensive upkeep. Convenience is further enhanced by the double remote garage, providing effortless entry to the private courtyard. Whether you're returning home from a busy day or hosting gatherings with loved ones, every aspect of this home has been thoughtfully crafted to elevate your lifestyle to new heights of comfort and convenience. - Master bedroom with walk-in robe and ensuite - Two further bedrooms, both with built-in robes - Modern open plan kitchen, with walk in pantry - Living and dining area with raked ceilings and reverse cycle heating and cooling - Modern kitchen with gas cooking, walk-in pantry, dishwasher - Central bathroom with separate shower and bath - Separate toilet - Central ducted heating throughout - Private alfresco area, offers low maintenance easy living - Double remote garage with easy access to private courtyard All set within close proximity to shops, schools, parklands & transport, this elegant, low maintenance home is an opportunity that cannot be missed. Please contact Khatira Maqsoodi on 0419 436 467 for inspection. Please note: While we have made every effort to ensure the accuracy of the information provided in this document, we cannot guarantee its completeness or accuracy. We accept no liability for any errors, omissions, inaccuracies, or misstatements contained herein. Prospective purchasers are encouraged to conduct their own investigations to verify the information presented. Additionally, purchasers should refer to the due diligence checklist provided by Consumer Affairs and conduct their own inquiries. For a copy of the due diligence checklist, please visit the following link: [Consumer Affairs Due Diligence Checklist](<http://www.consumer.vic.gov.au/duediligencechecklist>) This is an advertising brochure only. You should not rely on this brochure as proof of the facts stated. You should independently verify the matters stated in this brochure before making your decision to purchase. Sunrays Real Estate accepts no liability or responsibility for claims arising from a reliance of the information herewith. Privacy: Your entry to this property provides consent to the collection and use of personal information for security purposes. It may be used to provide you with further information about the property, other properties and services marketed by Sunrays Real Estate Agents. Please advise our consultant if you do not wish to receive further information.