

**10 Werner Avenue, Marshall, Vic 3216**



**House For Sale**

Tuesday, 28 May 2024

10 Werner Avenue, Marshall, Vic 3216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 484 m2**

**Type: House**



Maleena Nguyen



Adam Murphy  
0421306247

**\$600,000 - \$660,000**

Ideally located and beautifully presented this home is perfect for those looking at starting out, downsizing or the savvy investor. Situated in a quiet location, move straight in with nothing to do except enjoy. This home is light filled, airy and has a floor plan that really works well. Comprising 4 bedrooms, master located at the front of the home with walk-in robe, ensuite and the remaining 3 bedrooms all with built – in robes and cleverly zoned with main bathroom and separate toilet. The designer kitchen includes gas cooking, stone bench tops, dishwasher and walk-in pantry which overlooks the open plan meals and living area. The second living area makes for a great playroom as it is tucked away at the rear of the home; both living areas feature sliding door access out onto the oversized alfresco area, ideal for entertaining. The gardens are low maintenance and offer enough space to entertain in style and also keep the kids and pets happy too. Features of this home include, ducted heating, split system heating and cooling, double lock up garage with external/internal access, wide hallways, quality flooring throughout. Move in and take full advantage of its great location, just minutes from Marshall Train Station, public transport, shopping, schools and 10 min to Geelong CBD and 15 min to the Surf Coast. Family living has never been so good, inspection is a must.\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.