

**11 Mudstone Street, Wollert, Vic 3750**

**House For Sale**

Friday, 1 March 2024



**11 Mudstone Street, Wollert, Vic 3750**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 355 m2**

**Type: House**



Goldy Arora  
0432662889



Dinesh Mann  
0384578468

**\$650,000 - \$680,000 Auction Sat 23rd March @ 11am**

Welcome to 11 Mudstone St, Wollert. This stunning 4 bedroom, 2 bathroom, double garage residential house is the perfect place for you and your family to call home. Situated in a prime location, this property offers both style and comfort, providing the ultimate living experience. WOLLERT is the most exclusive residential hotspot in Melbourne's north. This quality home is being built to the highest standards, walking distance to current and future amenities. Step inside and be amazed by the spacious living areas that flow seamlessly throughout the home. The modern kitchen features high-quality appliances, ample storage space, and a large island bench, making it the perfect place for entertaining friends and family. The open plan design allows for plenty of natural light to flood in, creating a warm and inviting atmosphere. Home Includes:

- 4 bedroom family home with top of the range inclusions.
- 2.7m Ceiling Height.
- Ducted heating and evaporative cooling.
- Top of the range Stainless Steel appliances.
- Quality floor coverings throughout.
- Tiled Shower Bases.
- Wall to wall tiles in bathrooms.
- Sectional Panelift Garage Door with Remotes.
- Exposed aggregate concrete to driveway.
- Landscaped front and backyard.
- Perimeter concreting.
- A great floor plan for someone looking for the finest quality family home in the growth corridor.

Perfect for upgraders, investors, and first home buyers, close to all amenities such as primary and secondary schools, multiple shopping precincts, well maintained parklands. Lyndarum Estate is a landmark community in Melbourne's north that will revolutionise residential living in Victoria. Imagine life in a clever and progressive city with jobs, schools, transport, and a healthy outdoor lifestyle.

Shopping

- Aurora Village Shopping Centre – 6 mins
- Epping North Shopping Centre – 10 mins
- Pacific Epping Shopping Centre – 14 mins
- Costco Wholesale – 14 mins

Primary and Secondary Schools:

- Edgars Creek Primary School – 4 mins
- Edgars Creek Secondary School – 4 mins
- Wollert Primary School – 7 mins
- Harvest Home Primary School – 8 mins
- Glowrey Catholic Primary School – 9 mins
- Al Siraat College – 10 mins

Hospital and Medical Centres:

- Medical Centre – 7 mins
- Northern Hospital – 14 mins

Access to the Hume freeway ramp – 6 mins

Estimated Rental Return - \$530/w - \$550/w

This home is a must to inspect and will not last long. Call TEAM MANN to inspect this property. Photo ID Required Upon Inspection

Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklist>. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.