

# 11 Ulswater Road, Wendouree, Vic 3355

## House For Sale

Thursday, 18 April 2024

11 Ulswater Road, Wendouree, Vic 3355

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 606 m<sup>2</sup>

Type: House



Luke Veal

**\$519,000**

In the well-established and popular suburb of Wendouree, stands this imposing 3 bedroom family-friendly home which would be ideal for those seeking to upgrade or the investor looking for a solid performer in the portfolio. The well-appointed kitchen has gas & electric cooking, dish washer, plenty of bench space and a window that overlooks the child-friendly backyard. A meals and living room is perfectly situated alongside this important family space and there is also direct access from here to an undercover outdoor entertaining area complete with northerly aspect. The large bathroom with its separate bath & shower is close to the bedrooms, while the main bedroom which forms a welcome parent's retreat at the front of the home has its own WIR and ensuite. Seasonal temperature extremes are well catered for via the gas central heating and refrigerated air-conditioning unit and front windows have a heavy tint to maximise privacy from the street. Add to this the security screen doors, direct access from the double garage, solar boosted hot water unit, private backyard, brilliant overall presentation and we have the makings of the complete home. Very close to kindergarten, primary & secondary schools as well as recreational facilities, shops & transport, this property is essential viewing by the purchaser who is searching for that little bit extra from their next family home, so please call Luke Veal on 0438 302 805 to book your inspection.