

# 11A Katelyn Court, Wauran Ponds, Vic 3216

## Sold Townhouse

Thursday, 5 October 2023

11A Katelyn Court, Wauran Ponds, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 315 m2**

**Type: Townhouse**



Kristy Wild

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**\$560,000**

Located in a desirable pocket of Waurm Ponds in a quiet court location, this well-presented single storey townhouse is ready for you to move straight in. Step inside the front door to find a spacious and light-filled open plan living and dining area with room to move and enjoy. This functional space leads out to a private north-facing courtyard that is surrounded by lovely established gardens - the perfect spot to sit back, relax and enjoy the afternoon sun. Back inside, the large well-appointed kitchen features quality stainless-steel appliances including a gas cooktop, electric oven and dishwasher, plus there's sizeable benchtop areas with plenty of cupboard space as well. The large master bedroom includes an ensuite and walk-in robe as well as double wardrobes for bonus storage space. A further 2 good-sized bedrooms both include built-in robes and are serviced by a neat central bathroom featuring a separate bath and shower. The laundry is full-sized and allows for handy additional storage space, and the double remote garage has internal access to the home. This well-presented home offers a calm and neutral colour palette, quality finishes and much space throughout. Temperature is controlled with split system air-conditioning and heating. This is a perfect opportunity for first home buyers, investors, or downsizers to move straight in and just enjoy, with nothing to do! Ideally located close to local schools, Deakin Uni, Leisure Link sports facilities, train station, Epworth Hospital, Waurm Ponds Shopping Complex, and the Ring Road to take you to Melbourne in under an hour and the Surf Coast in a dash! Inspection is a must as this wonderful home will truly not last long. Our rental team believe the property would achieve a rental figure of \$490 - 510 per week.