

# 13 Brien Crescent, Wangaratta, Vic 3677

## Sold House

Friday, 3 November 2023

13 Brien Crescent, Wangaratta, Vic 3677

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 623 m2

Type: House



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## Contact agent

Welcome to 13 Brien Crescent, a stunning and versatile family home located in the heart of Wangaratta. This spacious property is opposite parkland, providing a tranquil and peaceful environment for you and your family to enjoy. Boasting three bedrooms all with spacious built-in robes plus a study, this home is perfect for families seeking ample space to live and work. The updated kitchen is equipped with a large pantry, ample cupboards and modern appliances including a quality Bosch dishwasher, stainless steel range hood and 4 burner gas cooktop/ electric oven. The property features a renovated bathroom plus three toilets, ensuring that everyone in the family has access to the amenities they need. Ducted evaporative cooling/ducted gas heating throughout plus ceiling fans, provide the perfect balance of comfort all year round. The home is equipped with modern lighting and quality day/night blinds all adding to that special touch. There's plenty of space for your vehicles with a double carport and a brick garage/ or workshop for those who like to tinker, complimented with a wood heater, concrete floor and power. The studio room makes for a great kids retreat, study or additional bedroom. The terrific outdoor alfresco area is perfect for entertaining whilst the well-established and private rear yard is perfect for the kids to play in, making it a great place to relax with family and friends. With its prime location just metres from the popular Wangaratta West primary school, public transport, and the Muntz/Phillipson Street shops, this property is perfectly situated for your convenience. In summary, 13 Brien Crescent offers an excellent opportunity for families seeking a spacious and versatile home in a peaceful and convenient location. So, don't miss out on this fantastic property and arrange an inspection today!

Features:

- Brick
- 3 Bedroom all with Built-in robes
- Study/4th bedroom
- Versatile Floor plan
- Block 623m<sup>2</sup> approx.
- Ducted Gas heating/Evaporative cooling + Ceiling fans
- Updated kitchen, bathroom and laundry
- Alfresco 4m x 6m approx.
- 2 Car Carport
- Brick Garage/ workshop 4.5m x 8m approx.
- Established and secure backyard
- Walking distance to many local shops, park and schools.