

# 13 Coleridge Way, South Morang, VIC, 3752

## Sold House

Thursday, 20 July 2023

13 Coleridge Way, South Morang, VIC, 3752

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Emilia Faba

## **Freshly Renovated!**

Renovations of the property just completed include:

- Fresh paint throughout
- Brand new carpet throughout
- Brand new downlights throughout
- Updated attractive low maintenance gardens

Tucked away in a quiet street on a corner allotment in the heart of South Morang, this generously sized home is a short distance from it all, with its close proximity to multiple schools, shops, parks, main roads and so much more. This home has easy access to Gordons road, Plenty rd, The Lakes P-9 School, Marymede Catholic College, Little Learners childcare, Coles, Westfield Plenty Valley, Triandra Park, and Ziera Park.

This home consists of a large open plan kitchen with lots of storage, Chef appliances and a tiled back splash. The kitchen overlooks a large meals and lounge area that are flooded with tons of light. The home also offers a second separate living room as well as a large master suite that offers a walk in robe and ensuite. The home also consists of three other bedrooms all carpeted and with built in robes. A large backyard offers plenty of space and a double gate which provides side access for pedestrians and vehicles.

Other features of this property include:

- Split system heating and cooling
- Ducted heating
- Double car garage
- Tiles throughout
- Linen closets
- Laundry with outdoor access
- 200m to Gordons Rd
- 1km to The Lakes P-9 School
- 1.2kms to Plenty Road
- 1.6kms to Coles
- 2.1kms to Marymede Catholic College
- 3.3kms to Westfield Plenty Valley

## **PHOTO ID REQUIRED**

Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

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Material Facts - please refer to the contract of sale and vendor statement for any/all material facts.

Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). 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, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.