

# 13 Cottonwood Way, Waurm Ponds, Vic 3216

GEEELONG REAL ESTATE CO.

## House For Sale

Monday, 13 May 2024

13 Cottonwood Way, Waurm Ponds, Vic 3216

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Ricky Forte



Alex Selway  
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## **\$749,000 - \$799,0000**

This expansive family residence boasts four generously sized bedrooms, each equipped with built-in robes, while the master suite features a spacious walk-in robe and ensuite bathroom. The entrance welcomes you with a home theatre, setting the stage for relaxation and entertainment. Moving through the home, the airy open-plan layout seamlessly connects the kitchen, meals area, and living space, flowing out to the undercover alfresco and deck—an ideal setting for hosting gatherings. The property is further enhanced by its beautifully landscaped low-maintenance garden, offering both charm and practicality. Situated in a convenient locale, this home is in close proximity to essential amenities including Waurm Ponds Train Station, Waurm Ponds Shopping Centre, Deakin University, Epworth Hospital, Leisurelink Aquatic Centre, and the Geelong Ring Road. The kitchen boasts modern stainless steel appliances and a walk-in pantry, catering to both functionality and style. Additionally, a home theatre/second living space at the front of the house provides versatility for various lifestyle needs. The master bedroom indulges with its walk-in robe and ensuite featuring a double vanity, spacious shower, and separate toilet, ensuring comfort and luxury.