

# 13 Lauricella Drive, Wallan, Vic 3756



## Sold House

Tuesday, 15 August 2023

13 Lauricella Drive, Wallan, Vic 3756

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 616 m2

Type: House



Vanessa Hess  
0413003140



Peter Hess  
0413003140

**\$595,000**

Presenting a delightful, modern and contemporary styled home with a free flowing floor-plan and heaps of facilities for a new family. Perfectly positioned within walking distance to schools, shops and parkland, this home boasts four generous bedrooms all with robes - the master has a walk-in robe and an ensuite bathroom, and the remaining three bedrooms are serviced by a full family bathroom and a separate toilet. The formal lounge or theatre room is a generous size and complemented by a study alcove. The modern well-appointed kitchen has a walk-in pantry, stone bench-tops, 900mm stainless steel stove and range-hood, and generous bench space and storage space for all of your kitchen essentials. The kitchen overlooks the light-filled and spacious family dining area and adjacent lounge area that leads to an entertainment-friendly 8.0m x 3.0m covered alfresco area. This home also takes advantage of eco-friendly concepts having double glazing on all windows, water-tanks that hold approx. 2200 litres that are connected to toilets plus solar-boosted gas hot water and solar panels. The large 608m<sup>2</sup> allotment provides ample room for the pets and children to play. There is also excellent side-access to provide a secure area for your boat or trailer or spare car. Other features include 2.4m ceilings, remote double garage, gas ducted heating, evaporative cooling and security alarm. You are only a couple of minutes drive to two primary schools, the local high school, several child-care centres, the local medical centre, supermarkets, shops, restaurants and cafes. Wallan is one of the most popular locations in the Northern corridor with established services and infrastructure and great access to the Melbourne via the Hume Freeway or the V/Line train.