

**14 Trinity Way, South Morang, Vic 3752**

Rata & Co.

**House For Sale**

Saturday, 3 February 2024

**14 Trinity Way, South Morang, Vic 3752**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Joel Viavattene  
0448151014



Urvi Basra  
0490790957

## AUCTION Sat 2 Mar 12:30pm

Boasting a demanding street presence, this impressive home presents the perfect family package. The floorplan flows effortlessly showing a modern facade & high-end fixtures & fittings, equally matched by high ceilings and quality throughout. It is very easy to call this your next home. A downstairs bedroom, guest powder room, adjoining living/dining area through to the well-equipped kitchen complete with dishwasher, and loads of storage. The airy space allows a free-flowing floorplan out to the undercover patio area, perfect for entertaining! Soak in the impressively sized yard, ideal for furry friends or the kids to run around and enjoy. Heading up the stairs, we have three spacious bedrooms, allowing plenty of room for the family to grow, the master enjoys a WIR and ensuite, two bedrooms upstairs equipped with BIR are serviced by a central bathroom, with bath and separate toilet. Comfort is provided all year around with heating and cooling, roller shutters and an impressively size block measuring at 301m<sup>2</sup> featuring a single car lock up garage with access from the rear. An abundance of natural light fills the home and helps create a well-presented property in a coveted location. Conveniently close to the lake's amenities, South Morang Train Station & bus hubs, Westfield Plenty Valley, local primary and secondary schooling plus so much more! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy) 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](https://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.