

**15 Platina Avenue, Waurn Ponds, Vic 3216**

**GARTLAND**

**Sold House**

Friday, 8 September 2023

15 Platina Avenue, Waurn Ponds, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Will Ainsworth  
0438299001



Tom Luxton  
0407887148

**\$625,000**

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Will or Tom immediately to avoid missing out. Nestled in a peaceful pocket of Waurin Ponds, this home presents an irresistible choice for first homebuyers, downsizers, and investors alike. There's nothing left to do except move in and enjoy, with the freshly painted interiors featuring new carpet. The open plan living/dining/kitchen zone creates the lively hub of the home, where you can open the sliding door onto the north-facing yard. You'll love that this casual outdoor setting provides a secure play space for young children. The kitchen takes care of all your cooking needs with a step-in pantry and stainless-steel appliances including a new oven and Bosch dishwasher. Overlooking the front garden, the main bedroom features a walk-in robe and en suite. Bedroom Two (built-in robes and external access) and a versatile study/3rd bedroom are serviced by the main bathroom, while the generous laundry boasts storage. A split-system air conditioner keeps you comfortable throughout the seasons. The remote double garage features internal access, while side gates provide backyard vehicle access. A short stroll will find you at the Waurin Ponds Creek walking trail, which keeps you connected to the Waurin Ponds Homemaker Centre and Waurin Ponds Shopping Centre. Public transport is also a short stroll away, while schools and childcare centres are close by for young families. You can strike the perfect balance between city and surf, with the Ring Road providing easy access to both Melbourne and the Surf Coast. Enjoy close access to the Waurin Ponds Train Station, Deakin University (Waurin Ponds) and Epworth Hospital. Potential rent return at \$435 - \$450 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.