

**15 Warren Avenue, Wallan, Vic 3756**



**House For Sale**

Thursday, 13 June 2024

15 Warren Avenue, Wallan, Vic 3756

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



Vanessa Hess  
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**\$670,000 - \$690,000**

Conveniently positioned on an approx. 701sqm level allotment of land in the heart of the thriving Wallara Waters Estate, this well-built, low-maintenance, single-storey family home offers the best of country - meets-city living. This property would suit a first-time homebuyer, a growing family, or savvy investors seeking the perfect addition to their portfolio. With a light-filled formal lounge room located at the front of the property, as well as a large open-plan living and dining area, and an over-sized additional rumpus, this house has plenty of room for the whole family. The large, modern kitchen with the striking subway tile splash-back has plenty of storage for your kitchen essentials, stainless steel appliances, and an abundance of bench space which allow for stress-free catering on those busy school mornings. Sleeping zones comprise of four good-sized bedrooms, the master has an excellent walk-in robe and ensuite bathroom with a double vanity. Three other generous bedrooms, all with built-in robes, are conveniently located in their own wing of the property and are serviced by a main bathroom with a separate toilet. The low-maintenance rear yard is generous in size and proportion and offers the perfect setting to increase value and ambience. There is plenty of space for pets to run around and kids to kick. The double garage has rear roller door access affording a drive-through for the safe storage of trailers and caravans on a purpose-built concreted driveway. Other features contributing to the appeal of all this property has to offer include ducted gas-heating and evaporative cooling throughout, hybrid flooring, a fully equipped laundry, and quality window furnishings. This property is enviably positioned just moments away from urban conveniences including local reputable school options, medical centres, well-designed green spaces, the popular Hadfield Park, village shops and Wallan Train Station - giving direct Melbourne CBD access in under an hour. With the close proximity of local infrastructure and amenities, combined with peaceful tree-lined streets and a family-focused community, it's any wonder Wallan is currently one of the Northern corridor's most sought-after areas to live in.