

**16 BOLLEN WAY, Koo Wee Rup, Vic 3981**

**AREA SPECIALIST**

**House For Sale**

Friday, 24 May 2024

**16 BOLLEN WAY, Koo Wee Rup, Vic 3981**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 518 m2**

**Type: House**



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## Contact Agent

Its Addressed: Welcome to 16 Bollen Way, Koo Wee Rup—a residence that perfectly combines style, comfort, and functionality. This well-thought-out floorplan includes three bedrooms designed to meet all your family's needs. The master bedroom features a walk-in robe, an ensuite, and split system cooling, ensuring a private retreat. The remaining bedrooms are equipped with built-in robes and share a well-appointed bathroom. The heart of the home is the neat and complete kitchen, boasting stainless steel appliances, and ample bench & cupboard space that make meal preparation a breeze. The open plan dining and lounge area is an inviting space, enhanced by split system cooling and heating, providing comfort all year round. Step outside to the versatile outdoor entertainment area, which easily transforms into a second living space, complete with split system heating and cooling and bathed in natural light. Practicality meets convenience with full side access through double gates and a double garage offering internal access. Additional features include ducted heating throughout and a well-maintained garden with a concrete area, ideal for outdoor activities or relaxation. Located directly across from open grassland, 16 Bollen Way offers a serene outlook while being in close proximity to Koo Wee Rup Main Street and all essential amenities. The property is also near Koo Wee Rup Primary School, Koo Wee Rup Secondary School, and St John of God Primary School, making it a perfect choice for families. Experience the perfect blend of comfort, convenience, and contemporary living at 16 Bollen Way. For more Real Estate in Koo Wee Rup contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters."