

**16 John Street, Wendouree, Vic 3355**



**House For Sale**

Tuesday, 30 April 2024

**16 John Street, Wendouree, Vic 3355**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 777 m2**

**Type: House**



**Cameron Webb**  
0404149922



**Mitch Baker**  
0448748032

**\$475,000-\$520,000**

Nestled in the heart of Wendouree, 16 John Street embodies the perfect fusion of sustainability and serenity, offering an ideal retreat for families seeking both comfort and conscience. This charming abode boasts three generously proportioned bedrooms and two expansive living areas, suffused with natural light for a warm and inviting atmosphere. From the formal lounge, which offers a picturesque street view, to the open-plan casual living space seamlessly integrated with the kitchen/meals area, every corner exudes a sense of peacefulness. Embrace year-round comfort with two forms of heating and air conditioning, alongside the inviting log fireplace for cosy winter nights. Additional features including evaporative cooling, electric ducted heating, LED lighting, and an electric hot water service ensure convenience and energy efficiency. Step outside to discover an oasis of sustainability, with a 10 kW solar system, 27 panels, and an LG battery, alongside five water tanks to nourish the lush gardens and large established vegetable patch. Parking is a breeze with a garage boasting keyless roller door entry, providing secure space for three to four cars. Situated next door to John Street Reserve and playground, outdoor recreation and family fun are just steps away. An additional bungalow adds versatility, perfect for use as a rumpus room or potential fourth bedroom, accommodating the evolving needs of your family. With its prime location close to schools, shops, and sporting facilities, this eco-friendly haven offers a lifestyle of convenience and tranquillity. Don't miss the chance to make 16 John Street your new address - contact us today to experience the perfect blend of sustainability and peacefulness firsthand. Set on a generous-sized allotment of 777 m<sup>2</sup>, this property truly offers space and tranquillity for the whole family.\* This information 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, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.