

**17 Allumba Way, Wollert, Vic 3750**

— Rata & Co.

## House For Sale

Wednesday, 27 December 2023

17 Allumba Way, Wollert, Vic 3750

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 208 m2**

**Type: House**



Julian Carvalho  
0468523358

## AUCTION Wed 31 Jan 6:45pm

Nestled in a serene, friendly street, this perfectly presented brick home rests on a low maintenance and providing immediate comfort and modern living. This exquisite home invites you to experience the perfect blend of elegance and convenience, offering an exceptional lifestyle that's truly unparalleled. Open plan in design and bathed in natural light filtering through all directions highlighting its neutral tones be mesmerised by the kitchen that boasts a convenient breakfast bar – perfect for quick, on-the-go meals with a well-equipped kitchen that combines style and functionality perfect for the inner chef, overlooking the family meals/living area. The living quarters are just as impressive with two spacious bedrooms all with built in robes sharing the equally modern family bathroom with an oversized shower and bathtub plus separate toilet. Journey outside and find yourself fall in love with its low maintenance manicured gardens perfect for the kids to run around and enjoy those summer nights. Blessed with an abundance of features include European Laundry, garden shed, heating and cooling via split system for internal comfort and the remote garage with plenty of off-street parking. With no body corporate this is the perfect opportunity for a first home buyers, downsizers, young families, and investors alike. Combine all of this with picturesque parks and walking tracks and only minutes away from Coles Aurora Shopping Complex, Epping Train Station, and the large network that Epping Road and High Street has to offer. Look no further and call me home! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://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](http://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.