

**17 Cuckoo Street, South Morang, Vic 3752**

— Rata & Co.

**House For Sale**

Friday, 9 February 2024

17 Cuckoo Street, South Morang, Vic 3752

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 229 m2**

**Type: House**



Emilia Faba

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## AUCTION Wed 6 Mar 6:30pm

Situated within the highly sought-after Hillcroft Estate which provides you with easy access and close proximities to local supermarkets, shops, cafes, food outlets, schools and public transport near your doorstep. Sitting just moments away from some of the best amenities South Morang and Mernda have to offer including multiple bus stops and routes, Hawkstowe Train Station, Westfield Plenty Valley and Mernda Town Centre. Upon entry you are greeted by a light filled double height foyer that leads you to the expansive freshly carpeted living room that is draped in tons of natural light. A sizeable kitchen provides you with quality Smeg stainless steel appliances, ample storage space and an intimate meals area that overlooks the tidy low maintenance backyard which you can also access through a sizeable laundry. A well designed second floor contains two large bedrooms, one with built in robes and a master that contains a mirrored walk in wardrobe, split system cooling and generously sized ensuite with tiled shower, sink vanity and toilet. Additional third bedroom/study or even second living room. The second floor also features a large central bathroom complete with deep soaking tub, tiled shower sink vanity and separate water closet. Other features of this property include: Brand new carpet Tiled floors Large linen closet Storage underneath staircase Single-car garage with internal access Large paved driveway Ducted heating Side pedestrian access to backyard Low maintenance backyard 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.