

**17 Mingana Road, Wantirna South, Vic 3152**



**Sold House**

Friday, 11 August 2023

17 Mingana Road, Wantirna South, Vic 3152

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 728 m2**

**Type: House**



Vivian Li

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Yuri Chen

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**\$1,100,000**

**THE PROPERTY** Here lies a character enriched home promising dual living comfort, functional ease and outdoor excellence. Offering an array of features, this family residence sets the standards for versatility and potential. Ideal for a growing household with changing needs, the home is presented with formal and informal spaces, an adaptable 4 bedrooms or 3 plus study and 2 bathrooms. Nestled in an outstanding locale, supported by shops, eateries, schools and parklands, and serviced by a reliable public transport network.

**THE FEATURE** The home instantly appeals with a neat garden, brick façade and a decked, front verandah. Step inside and be greeted with a formal lounge and dining, ideal for quiet relaxation and sophisticated entertaining. Towards the rear, is an open plan family living and meals zone adorned with gorgeous timber wall panelling and an exposed brick feature wall. The adjoining kitchen comes well-equipped with quality appliances, ample bench and storage space along with a charming servery opening to the family room. Depending on needs, opt to utilise the 4 robed rooms as bedrooms or easily configure as a 3 bedroom plus study floor plan. The home is comfortably serviced by 2 bathrooms, a separate water closet and an ensuite powder room to the master. Catering to busy and active families is a supersized laundry spanning 1.8m by 7.1m, and comes complete with multiple storage solutions. Climate controls include ducted heating, Vulcan gas wall heaters, a split system and ceiling fans. Venture outside and discover a covered entertaining deck, a water tank, two sheds, and a tandem garage with capacity for 3 cars.

**THE LOCATION** Located within walking distance of buses and Knox Central Primary School with proximity to Wantirna College, Westfield Knox, Boronia Junction Shopping Mall, Knox Leisureworks, Lewis Park and Bayswater Station. On Site Auction Saturday 12th of August at 4pm