

# 17 Smith Crescent,, Wangaratta, Vic 3677



## House For Sale

Saturday, 13 April 2024

17 Smith Crescent,, Wangaratta, Vic 3677

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 690 m2

Type: House



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**\$425,000**

Introducing a remarkable opportunity nestled at 17 Smith Crescent, Wangaratta - a charming 3-bedroom weatherboard residence set upon a spacious 690m<sup>2</sup> block, approximately. Tailored to both first-time homeowners and astute investors, this property embodies comfort, convenience, and potential. Step into the heart of the home, where an updated kitchen awaits, boasting ample cupboard space alongside a 4-burner gas cooktop and electric oven. Each of the three generously proportioned bedrooms is outfitted with substantial built-in robes, offering both style and functionality. The modernised bathroom presents a large shower, toilet, and vanity, promising practicality without compromising on aesthetics. Experience year-round comfort with the inclusion of three reverse cycle split systems and ducted gas heating throughout, ensuring an ideal climate whatever the season. Venture outside to discover a raised undercover deck area, an ideal setting for hosting gatherings whilst overlooking the expansive backyard. With convenient rear yard access, this secure space provides ample opportunity for family enjoyment and outdoor activities. For the hobbyist or handyman, a substantial 6m x 6m shed awaits, complete with power points, a concrete floor, and insulated walls - the epitome of a perfect man cave. Accommodate family vehicles with ease within the double carport, whilst an additional open shed offers versatility for storing a camper, boat, or trailer. Other features include:

- Modern window furnishings including Day night blinds/ curtains
- Stylish floating wood look flooring
- Added power points in bedrooms
- Switchboard upgrade
- Concrete stumps

Smoke alarms all recently tested, gas and electricity compliance checks completed. • Established trees • For the savvy investor the property offers a 5.5% gross rental return on investment. This meticulously maintained weatherboard home, infused with love and thoughtful updates, is certain to captivate many. Positioned at an attractive price point, opportunities such as this are fleeting. Don't delay - schedule your private inspection today with Connor from Tait Real Estate on 0493 674 245, and prepare to be impressed.