

**209 Phillipson Street, Wangaratta, Vic 3677**



**House For Sale**

Friday, 9 February 2024

209 Phillipson Street, Wangaratta, Vic 3677

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 901 m2**

**Type: House**



Peter Joyce  
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Sarah Lyons  
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**\$830,000**

Boasting a high-quality build with premium finishes, this spacious family home offers both privacy and convenience. Situated on a 901m<sup>2</sup> allotment, located within walking distance of bike tracks, primary and secondary schools, and sporting facilities. You need to walk through this home to truly experience its quality and grandeur. Features of the home include: - Open plan kitchen, living and dining room with an abundance of natural light - Kitchen with electric cooking, dishwasher, stone benchtops and built-in pantry - Second living room and dining room with reverse cycle heating and cooling unit - Third living area with a built-in bar - Master bedroom with built-in robes and ensuite with shower and separate toilet - Three additional bedrooms with built-in robes and views of the fernery - Bathroom with spa bath, shower and separate toilet - Ducted gas heating and evaporative cooling throughout for year-round comfort - Undercover entertaining area with a ceiling fan and a shade blind - Wooden deck area overlooking the inground tiled saltwater pool with solar heating and cover - Established gardens, vegetable patch, fernery with a misting system and water tank - Spacious shed with concrete flooring, electricity and built-in shelving - Double carport with roller door is accessible via the laneway - Original garage space has been converted into a reception area/study and two consultation rooms and a separate toilet - 17 panel solar system (approximately 5 kw)