

# 23 Waranga Way, Taylors Hill, Vic 3037

## Sold House

Tuesday, 20 February 2024

23 Waranga Way, Taylors Hill, Vic 3037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 643 m2**

**Type: House**



Nathan Hunt  
0393611883



Samuel Spiteri  
0393611883

**\$815,000**

Harcourts West presents this immaculate family home, offering a blend of style & comfort, delivering a sensational, flexible yet functional floor plan with a seamless fusion of indoor/outdoor living that has been designed to cater for a zoned, modern lifestyle! Perfectly positioned within close proximity to all amenities the area has to offer including schools, Shopping centres, WaterVale Shopping & dining precinct, Water Gardens, train stations, restaurants, cafes, medical facilities, gyms, sporting grounds & public transport for a vibrant, convenient & harmonious lifestyle!\* Comprising of 4 bedrooms, 2 bathrooms & 2 car garage with drive-thru.\* Light filled front formal lounge with fireplace.\* Spacious master with walk in robe & ensuite.\* Modern updated kitchen with glass splashback SS appliances, oven, rangehood, dishwasher & an abundance of bench & cupboard space.\* Adjoining meals/ family room & rumpus.\* Double remote garage with rear access.\* Outside offers a large concreted area & enclosed pergola with ceiling fans, outdoor lights, feature screens, ideal for all year round entertaining/outdoor dining.\* Generous decked area with adjoining outdoor sunroom/ cooking area.\* Set on a tastefully landscaped allotment with generous lawn area for those with pets & kids, slab with power for a shed.\* Also featuring: ducted heating, evaporative cooling, floorboards, solar power, split system, ceiling fans & so much more!\* Please call Nathan Hunt on 0409 853 503 for any queries or to arrange an inspection of this superb property\* Harcourts West= Experience, Knowledge & Results!(Photo ID is Required at all Open For Inspections)DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent. Some photos may be virtually staged.\*\*\* COVID-19 Announcement \*\*\*If you're attending an inspection, we request that you only attend if you are fit and healthy to do so and not under any self-isolation conditions. We request that you maintain a healthy distance from anyone attending the open for inspection, including other prospective buyers and our team members, and if requested wait outside so as to reduce the number of people in the property at any one time. Lastly, please refrain from touching items/fixtures and doors within the properties. If you would like to view something in particular, please request the agent's assistance. Thank you.