

# 24 Joyfields Place, Wollert, Vic 3750

Rata & Co.

## House For Sale

Friday, 19 April 2024

24 Joyfields Place, Wollert, Vic 3750

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Emilia Faba

0410655145

## **AUCTION Sat 18 May 11:00am**

Situated within the established master planned Aurora Estate, just minutes away from an abundance of amenities and local infrastructure. Enjoy being positioned close to multiple walking trails, parklands, schools, community centres, specialty retail shops, medical facilities and bus stops. Big on space, this family sized home features an expansive light filled open plan living zone that contains a well sized meals area and large kitchen complete with Technika appliances, large island bench, tiled splash back and ample storage. Four spacious bedrooms are on offer, including an oversized master suite complete with ensuite and walk in robe. The three remaining bedrooms are all serviced by a sizeable bathroom complete with bath tub. The home also features a study area and outdoor covered alfresco with bar, perfect for the entertainer. The alfresco overlooks a tidy lawn and garden shed. Other features of this property include: Floating floorboards Evaporative and split system cooling Ducted heating Double car garage Linen closet Built in robes 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.