

**3/26 Ryrie Grove, Wollert, Vic 3750**

LOVE & CO

**Unit For Sale**

Friday, 5 April 2024

3/26 Ryrie Grove, Wollert, Vic 3750

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ilija Menkinoski  
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## **AUCTION Saturday 27th April at 12:30pm**

Perfectly positioned within a peaceful residential development opposite picturesque nature reserves, this terrific two bedroom home/ unit offers easy care, low maintenance living and presents a fantastic step into the market for first home buyers, a superb downsizing opportunity or a great addition to an investment portfolio. Surrounded by tranquil, recreational parklands in a wonderful lifestyle location within a thriving community, only minutes to local schools including Glowrey Catholic Primary School and Al Siraat Islamic College, bus services, public transport, easy connectivity to major road arterials, health and medical services, plenty of shopping options including AURORA and Lyndarum Village Centres, Pacific Plaza Epping Shopping Precinct. Cleverly designed for modern living, this light filled home comprises two good sized, carpeted bedrooms with built in robes, central family bathroom with oversized shower, open plan stone finished kitchen with gas cooktop / electric oven, dishwasher, spacious meals/ dining room/ living area and separate laundry with guest powder room. The private courtyard with a very desirable northern rear aspect provides the perfect place to relax and enjoy with plenty of room for leisure and even a spot of gardening. Additional features include • Split system climate control • Light fixtures and window furnishings • Neutral colour decor throughout • Remote control, lock up garage with handy internal access