

**3 Minster Avenue, Warragul, Vic 3820**



**House For Sale**

Thursday, 13 June 2024

3 Minster Avenue, Warragul, Vic 3820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 635 m2**

**Type: House**



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**\$695,000 - \$750,000**

"Welcome to Waterford Rise Estate - Your Slice of Paradise!" Imagine living in a community that perfectly balances tranquility and convenience. Ideally located between the charming towns of Warragul and Drouin, Waterford Rise Estate offers the best of both worlds. Enjoy leisurely strolls to nearby wetlands, explore scenic walking tracks, or spend a day at Kestle Park. With effortless freeway access, your adventures are limitless! Step into your private sanctuary with a master bedroom designed for relaxation. It features a walk-in robe and an ensuite with a double vanity, spacious shower, and separate toilet. The remaining bedrooms are equally spacious and stylish, with two boasting walk-in robes and one with a built-in robe, ensuring everyone has ample space and storage. Channel your inner chef in the modern kitchen, equipped with stainless steel appliances, including a 900mm oven and dishwasher. The walk-in pantry and stone benchtops, including an island, are perfect for quick meals or entertaining guests. The kitchen seamlessly flows into a light-filled dining and lounge area, creating a warm and inviting atmosphere. Enjoy cozy, quiet evenings in your own theatre room, perfect for movie nights. The study nook in the back hallway is ideal for work or study, providing a quiet and productive space. Step out to the alfresco area, which overlooks beautifully manicured landscaping and a grassy area perfect for kids and pets to play. With side gate access and a concrete landing, you have the ideal spot for storing trailers, small boats, and extra vehicles. Comfort is key at Waterford Rise Estate, with ducted heating, evaporative cooling, a split system, and ceiling fans in the bedrooms. Experience the perfect blend of luxury and practicality at Waterford Rise Estate. This is more than just a house; it's a place to call home. Come visit us and see why Waterford Rise is where your next chapter begins! Ray White holds itself to the highest standards of accuracy; however, prospective buyers are encouraged to conduct their own due diligence to verify the aforementioned details.