

33 Graham Avenue, Wangaratta, Vic 3677

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Sold House

Wednesday, 27 March 2024

33 Graham Avenue, Wangaratta, Vic 3677

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 1126 m2

Type: House



For Sale By Owner VIC
0488847018

Contact agent

The Phone Code for this property is: 57751. Please quote this number when phoning or texting.**Motivated seller, moving interstate. Reasonable offers considered.**A classic solid red brick home combining period features with all the comforts of modern living. This charming 4 bedroom home with stunning gardens, full of colour and light, boasts extensive outdoor entertaining areas, in-ground pool and a substantial brick shed on a large block. It offers a wonderful opportunity for a relaxed lifestyle in a quiet but central location.Features include:• Double brick home on 1126 m² land• 3 generous downstairs bedrooms all with ceiling fans and ducted air conditioning, one with large BIR• Enormous upstairs bedroom (or additional living area) with walk-through robe and air conditioning• Well-designed kitchen with plenty of storage, induction cook top, recently installed electric fan forced oven (2023) and two-drawer dishwasher (2022)• The bathroom is on the ground floor and a second toilet is accessed from the laundry• Murray pine floorboards, stained glass windows and charming art deco features• Three reverse cycle A/Cs (one upstairs, two downstairs) and evaporative cooling ducted throughout• Paved undercover entertaining area with adjoining garden and rockery• Large double bay carport adjoining house• 6.66 kw solar panels (installed 2022)• Salt-chlorinated in-ground tiled pool with solar heating, shade sail, decorative screens and outdoor shower• The generous brick garage/shed (approx 8m x 12m) has ample space to garage multiple vehicles, with workbenches, front and rear electric roller doors, side glass sliding door and combustion heater• Very private rear garden includes pergola, many fruiting and ornamental trees, raised garden beds, herbs and veggie patch with garden lighting• Undercover fernery, garden shed and rainwater tank (approx 5000 litres)• Securely fenced front and back yards, child and pet friendly• A short walk to schools, shops, child care, bus stops, CBD, parks, bike and walking tracks - this location is one not to miss!We invite you to contact us to arrange an inspection.As this household is immunocompromised, masks will be provided.Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.