

**33 Waugh Street, Sunbury, Vic 3429**



**House For Sale**

Wednesday, 8 May 2024

33 Waugh Street, Sunbury, Vic 3429

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 483 m2**

**Type: House**



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**\$620,000 - \$650,000**

Boasting an elevated aspect overlooking Waugh Street park and playground, this delightful four bedroom, two bathroom family home in the popular Ashfield Estate delivers on style, spaciousness, and convenience. A tiled entry hall leads the way to wonderful living and entertaining spaces, including a lounge that's large enough for a pool table, and dining and living areas surrounding the updated kitchen. Centrally positioned, the galley style kitchen cleverly incorporates serveries to both the lounge and dining/living areas for the ultimate in home entertaining, and is beautifully appointed with stone benchtops, soft close cabinetry and drawers, and a 60cm oven and cooktop. There is also a concreted pergola accessed from the kitchen/laundry and living areas that runs along the side of the house for optimum indoor-outdoor integration. It flows to the luscious and extremely private low maintenance rear garden with retaining bed.

Accommodation comprises a large main bedroom with a walk-in robe and full ensuite, while remaining bedrooms are all placed to their own wing and serviced by a central bathroom with a shower and contoured bath. This fantastic move-in ready home includes an integrated remote controlled double garage, ducted heating, reverse cycle air conditioning, 8 solar panels with battery back-up, solar hot water system, exterior sunshade, and a 1,100 litre water tank. Located with easy access to everything you need, it's close to excellent primary and secondary schools, Sunbury and Rosenthal shopping precincts, and quick Calder Freeway access.