

35 Kanangra Terrace, Wollert, Vic 3750

Rata & Co.

House For Sale

Saturday, 25 November 2023

35 Kanangra Terrace, Wollert, Vic 3750

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 255 m2

Type: House



Emilia Faba

0410655145

AUCTION Sat 23 Dec 10:15am

Sitting grand and proudly on a corner allotment within the popular and established Aurora Estate which is famous for providing its residents with an abundance of schools, shops, parks, walking paths and infrastructure including the Aurora Village Shopping Centre, Edgars Creek Primary and Secondary Schools, Harvest Home Primary School, Edgars Road and Craigieburn Road East. This home features a well designed floor plan, on trend interiors and high end finishes. Upon entry be greeted by a home office/ study and a separate formal living zone with fifth bedroom conversion potential. An expansive open plan living zone comprises of clearly defined spaces including a meals area, living zone and high quality kitchen. The kitchen contains quality Domain stainless steel appliances, 40mm Caesar stone bench tops, tiled splash back, walk in pantry and over head pendants. The living zone overlooks a low maintenance backyard, complete with synthetic turf. The second floor comprises of a spacious retreat that leads to four sizeable bedrooms, two with mirrored built in robes and a third bedroom with walk in robe. A luxurious master suite is draped in black floor to ceiling S-fold drapes and flows to a stunning ensuite that contains a tiled shower and vanity. The remaining three bedrooms are all serviced by a large quality central bathroom that contains floor to ceiling tiles, bathtub, shower, vanity and separate water closet. Other features of this property include: Floating floorboards Tiled flooring Linen closet Study Double car garage with drive thru access Side pedestrian access Laundry with outdoor access Ducted heating Ducted Daikin cooling PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - 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. 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.