

# 35 Park Lane, Wangaratta, Vic 3677



## House For Sale

Friday, 3 November 2023

35 Park Lane, Wangaratta, Vic 3677

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1078 m2**

**Type: House**



Peter Joyce  
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Sarah Lyons  
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**\$765,000**

This immaculately presented West End home is perfect for the growing family in one of the best locations in Wangaratta. Located on a 1,078m<sup>2</sup> block opposite parkland & sporting facilities, this home will surely impress those that are after a low maintenance lifestyle whilst providing plenty of spacious living options.- 4 Bedrooms, large master with walk in robe & en-suite, built in robes and ceiling fans to a further 3- Renovated bathroom with bath, separate shower & separate toilet- Double carport leading to another double carport then double garage with workshop / office at the rear - Ducted gas floor heating, wood fire in the lounge & evaporative cooling throughout - Renovated kitchen with gas cooking, dishwasher & large walk in pantry- Open plan kitchen & dining- Large living room with study area- Large laundry- 10m x 3m undercover alfresco area at the rear of the home- Fully secure large backyard with 4m x 4m paved entertainment room with wood fire, TV & ceiling fan- Bore water connected to sprinkler systems at the front and rear of the property- Cubby house with play area for the kids- All this within close proximity to Primary & Secondary schools, sporting facilities & Ovens River bike / walking tracks