

**4/49 Wellington Street, Wallan, Vic 3756**



**Unit For Sale**

Friday, 31 May 2024

4/49 Wellington Street, Wallan, Vic 3756

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Andrew Mizzi  
0394683000



Alice Rossi  
0394683000

**\$275,000 - \$295,000**

\*\*\* Sale By Nominated Date: Tuesday 2nd of July at 5:00pm \*\*\*Attention first home buyers, investors, and downsizers!  
This charming unit, nestled in the heart of Wallan, is your opportunity to secure a fully renovated home without breaking the bank. Perfectly positioned in a private and quiet locale, it offers low-maintenance living just a 5-minute walk from essential amenities. Key Features: Natural Light: The unit is bathed in natural light, thanks to its large windows, creating a bright and welcoming atmosphere. Open Plan Living: Enjoy the open plan living, dining, and kitchen area, ideal for modern living. Comfortable Bedroom: A double-robed bedroom provides ample storage space. Modern Bathroom: The updated bathroom is stylish and functional. Separate Laundry: Convenient separate laundry with direct access to a delightful entertaining area and grassy space, perfect for family gatherings and children's playtime. Allocated Car Space: Your own car space ensures parking is never an issue. Prime Location: Transport: A short distance to Wallan Station and local bus services. Education: Close to several schools, making it an ideal choice for families. Shopping: Minutes away from Wallan shopping strip and Wellington Square Shopping Centre. Dining: Enjoy the local popular cafes and eateries. Recreation: Open green spaces and adventure playgrounds nearby offer endless outdoor fun. Land size: 156m<sup>2</sup> Internal Area: 46.23 sqm (approx) plus verandah Body Corporate Fees: \$1560.80 per annum (approx) Deposit: 10% of the purchase price Settlement preference: 30/60 days This unit offers a low-stress, easy lifestyle you will savor. Don't miss out on this exceptional opportunity to own a beautiful, fully renovated unit in Wallan. Register to bid now! \*\* Please note the property is currently tenanted for \$310 per week (\$1347 per calendar month) until the 5th of July 2024 \*\*