

**4 Astoria Road, Wollert, Vic 3750**

Rata & Co.

**House For Sale**

Thursday, 7 December 2023

4 Astoria Road, Wollert, Vic 3750

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sherry Singh  
0456203040

## AUCTION Sat 23 Dec 10:15am

Standing stunningly and elegantly, this double story luxurious and modern house will leave an everlasting impression upon inspection. No expense has been spared and all attention has been given to detail. The thought and effort put into this build is evident in every corner, providing the lucky owner a superb and comfortable lifestyle. Be welcomed by the formal light filled entry with study room on one side looked over by the graceful staircase leading up to the bedroom zones. Ground floor provides comfortable family living in an open plan set up, featuring a luxurious kitchen inclusive of all high-quality fittings and materials including high quality tapware, 900mm stainless steel appliances, 20mm stone benches, high quality drop light fittings, a generous walk-in pantry, adjoining dining and living. Retreat upstairs and enjoy the cleverly configured bedrooms, generously sized master with walk in robe and attractive en-suite, an additional central bathroom featuring the most divine outlook whilst you enjoy a soak in the deep bathtub, complete with a cosy study nook/retreat area. Complete with remote double garage, central heating and cooling, all nestled in a quiet, friendly pocket of Wollert, surrounded by some of the most serene and picturesque lookout nature has to offer. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://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](https://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.