

# 4 Wattle Court, Warragul, Vic 3820

## Sold House

Saturday, 11 November 2023

4 Wattle Court, Warragul, Vic 3820

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 900 m<sup>2</sup>

Type: House



Stuart Brock  
0407610700



Karly McGrath  
0488208424

**\$565,500**

Located in a lovely respected and sought after area of Warragul, just a stone throw from the Warragul Golf & Country Club, private and public schools, childcare facilities, beautiful parkland, and the Warragul CBD, this property will be no doubt snapped up swiftly by a SAVVY buyer! Positioned in a quiet court, this solid built brick veneer home is set upon an approx. 900m<sup>2</sup> allotment (no easements) boasts wide side access and room to build a good-sized shed (STCA). Comprising: front veranda, formal entry, family living room, dining room, open plan kitchen and meals area, 3 good sized bedrooms, main with en-suite, a central bathroom, separate WC, laundry, and back veranda. There is central heating and an air conditioner for your comfort plus gas cook top, wall oven with griller and gas hot water unit. Outside there is a single garage, off street parking and the gardens are minimal maintenance. First home buyers, investors, downsizers, and golfing enthusiasts, it is all about the location and this home is oozing potential and just beckoning for a refresh or renovation!