

**4 Wattle Place, Melton South, Vic 3338**



**Sold House**

Thursday, 10 August 2023

4 Wattle Place, Melton South, Vic 3338

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 585 m2**

**Type: House**

**\$475,000**

Securely set behind a brick fence with wrought iron gates, is a family home filled with character and charm reminiscent of simpler times. Presented in wonderful condition and ready for its next chapter, this is a chance to create your own story and further enrich this sizable 585m<sup>2</sup> block. Take advantage of nearby amenities and capitalise with future improvements. Entertain with elegance in the spacious formal lounge and admire the arched entrance and well-crafted exposed brick wall. Decorative balustrades divide the living space from the adjoining formal dining room, adding dimension and depth. A more relaxed setup is accommodated by the recently renovated open plan kitchen and meals area. The U-shaped kitchen delights with vintage patterned floor tiling, brand new benchtops and tiled splash back. Smell the aroma of good old fashioned meals with the 3 burner gas cooktop and wall oven. A split level takes you through to the sleeping and utility zone. All bedrooms are comfortably robed, two have walk in robes, including the master which also enjoys an ensuite. The main bathroom showcases patterned tiling, separate shower and relaxing bathtub. Further features include stained glass entry doors, plush carpet, vintage light fittings and ducted heating. Outside, the property is enhanced by a large, paved pergola, well-kept lawn and garden areas, carport and single garage with workbench. A short walk gets you to Station Square Shopping Centre, Melton Station and bus stops. Several primary and secondary schools are within proximity as are parks and recreational facilities. Call Logan Edwards on 0409 310 025 to book an inspection.