

# 4 Wrexham Road, Wollert, Vic 3750

Rata & Co.

## House For Sale

Saturday, 4 May 2024

4 Wrexham Road, Wollert, Vic 3750

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Alex Doucas  
0419593311



Harry Capones  
0461353743

## AUCTION \$580,000 - \$638,000

Experience the essence of modern living in Wollert with this exceptional family home, showcasing unparalleled quality and space that is sure to exceed all expectations. The beautifully crafted interior boasts an inviting living room illuminated by natural light, providing the perfect retreat at day's end or a warm welcome for guests upon arrival. Additional features include three large bedrooms, with the master including a walk-in robe and ensuite. The stylish kitchen is equipped with stainless steel appliances, stone benchtops, a 900mm oven, glass splashback, and dishwasher. Throughout the home, enjoy the elegance of floorboards, complemented by ducted heating, evaporative cooling, and downlights. Step outside to the outdoor alfresco area, perfect for enjoying alfresco dining and creating cherished memories with loved ones. The low-maintenance backyard and double car remote garage add convenience and functionality to this family-friendly abode. Conveniently located near Wollert Primary School and Wollert Secondary College, as well as public transport via bus route 390 connecting to Craigieburn Train Station. Enjoy the proximity to the Northern Hospital in Epping, Epping North Shopping Centre, and several local parks, fulfilling all shopping, leisure, and recreational needs effortlessly. Don't miss out on the chance to call this exceptional property yours. Arrange a viewing today and envision embracing the essence of modern living in Wollert! PHOTO ID REQUIRED\*Photos are for illustration purposes only\*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.