

# 40 Wren Street, Toolamba, Vic 3614

## House For Sale

Tuesday, 19 March 2024

40 Wren Street, Toolamba, Vic 3614

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2294 m2

Type: House



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**\$699,000 - \$760,000**

Located in the centre of the peaceful town of Toolamba, this wonderful brick veneer home is located on a 2,294 sqm block within walking distance to the Toolamba Primary School and the Junction Hotel. Positioned at the front of the home is the master bedroom which is adequate in size and features a WIR and ensuite. The remaining 3 bedrooms are reasonable in size with 2 featuring BIR's while the 4th could also be used as an office. The home is serviced by a central bathroom with separate toilet and laundry. The kitchen/dining/living room overlooks the backyard and large alfresco with 180-degree views and offers a gas stove top, electric oven, great storage, a large WIP, dishwasher and fireplace. This spacious home has a formal living centred around a fireplace and access to the alfresco. Adjoining the formal living is the rumpus room that could also be used as a theatre room. The house is temperature controlled all year round with evaporative cooling, wood fireplace and 2 split systems. Outside the home offers side yard access to the large backyard with room for a large shed and pool (STCA) while also featuring a northern facing entertainer alfresco, 2 car carport along with a 6x3 garden shed. Highlights: - Large alfresco.- 2,294sqm block.- 3 living rooms.- 27 sq home.- Walking distance to the Toolamba Primary School & Junction Hotel!