

**42 Botanical Avenue, Wallan, Vic 3756**



**Sold House**

Saturday, 9 December 2023

42 Botanical Avenue, Wallan, Vic 3756

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 469 m2**

**Type: House**



Rubal Sandhu



Malhi Amandeep  
0473360000

**\$685,000**

Rubal Sandhu & Top edge real estate Proudly presents you this immaculate luxuriously built home sitting on a block of 470 approx. sqm with 4 bedrooms, 2 bathrooms, 2 living family home set in the sought after The Featherton Rise Estate in Wallan. Its a modern family home that ticks all the boxes when it comes to the quality of the highest standards along with a peace of mind. Enhanced by surrounding parks, reserve facing, pristine wetlands and walking trails, it is placed close to Wallan Primary School, Wallan High School and Our Lady of the Way Catholic School, and moments to the local bus service, child care and kindergarten town centre shops and cafes, medical facilities and sports clubs, plus Wallan station and the Hume Freeway for a direct commute to Melbourne CBD. With superior fixtures and fittings all through and a great location, this home is the one you had been looking for all this long. The sustainable design of this home offers a free flowing floor plan which is both practical and aesthetically appealing. Key Features Includes :# High Door's# Master Bedroom with ensuite & WIR# 3 Bedroom with Built in robes# LED lights throughout# Laminated flooring# Tiles in bathrooms# Large size common bathroom# Formal Lounge# Large chefs kitchen with a walk in pantry# 40 mm island benchtop with waterfall# 40 mm Benchtop throughout the house# Pendant lights in Kitchen# 900 mm Stainless steel appliances# Glass window Splashback# Fully upgraded kitchen with ample of storage# Spacious Living Area# Ducted heating# Evaporative cooling# Roller blinds# Fully Landscaped# Remote controlled Garage# Much more !! It is an address perfectly positioned for convenience and growth. A place where you will take pride in your community and where your neighbours will become your friends. If you are looking for convenience and comfort than look no further. This beautiful property can be yours. This property will sell quickly. Inspect now before it's GONE! An opportunity like this is rare to come by and will not last long! To be a part of this exciting experience, living a balanced and active lifestyle at Wallan. Please call Rubal Sandhu 0451 178 081 to find out more. DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>