

# 42 Graham Avenue, Wangaratta, Vic 3677



## House For Sale

Tuesday, 28 November 2023

42 Graham Avenue, Wangaratta, Vic 3677

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 785 m2**

**Type: House**



Simon McKay  
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**\$620,000**

Impressively renovated and located in a sought-after central location is this three bedroom, two bathroom home with plenty of WOW factor. Sitting on a corner block of some 785 square metres with parkland and One Mile Creek at the rear, the property has a real out-of-town feel and will suit a wide range of buyers and investors. The transformation this home has undergone with its quality flooring, modern kitchen with as-new appliances, and stunning elevated rear timber deck must be seen to be fully appreciated. Features Include: Re-stumped, re-wired and re-plumbed. Ducted gas floor heating. Ducted evaporative cooling. Ceiling fans. Functioning fire place. All windows double glazed. 2 bathrooms and additional powder room. Master with concealed walk-in robe and ensuite. Light, bright kitchen with 5 burner gas cooktop and electric wall oven. Stainless steel dishwasher. High square-set ceilings & Bamboo flooring. Nexus smart home system (remote controlled lights, fans). Entertainer's deck at rear adjoining lounge and kitchen. Side access off Vincent Road to shed/2 car garage measuring 8m x 7m with power and concrete floor. Additional garden shed. Mature shade trees and secure fencing. Not to be missed!