

# 42A Dawson Drive, Warragul, Vic 3820

## House For Sale

Thursday, 7 December 2023



42A Dawson Drive, Warragul, Vic 3820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1024 m2**

**Type: House**



Carmen Christie  
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**\$785,000**

This well-designed light filled residence in an established neighbourhood, is set upon a huge battle axe block that backs onto and looks out over a lovely green belt. Privately positioned and only two neighbouring properties, this property offers:

- The block is 1024m<sup>2</sup>, with the house and shed area occupying approximately 850m<sup>2</sup>.
- Sealed driveway to 7m x 9m shed and off-street parking area. The shed has a wood heater, solid steel work bench, many power points, painted floor, sensor light out the front and 3 phase power to the switch board.
- The open plan family living area has a preferred northerly aspect and boasts extensive UV tinted glazing to assist with temperature control and provides additional privacy.
- Inclusive stone top kitchen, with breakfast bar, dishwasher, large gas cooktop, electric oven, glass splash back, big refrigerator cavity, ample storage plus walk in pantry.
- Main bedroom has a large walk-in robe, and en-suite with stone top double vanity, large shower, and a separate WC.
- Bedrooms 2 & 3 are generous size with built in robes inclusive of built in shelving and draws.
- Central bathroom with sizable walk-in shower and lovely big bath.
- Practical home office or 4th bedroom.
- Media room with accessories and built in projector that has been serviced.
- Ducted vacuum system, ducted heating, and less than 12 months old ducted evaporative cooling system.
- Roof solar system connected to the Grid, with an inverter that was replaced only 3 years ago, and a gas boosted solar hot water system.
- Under cover decked alfresco area beckons you to the outdoors to enjoy.
- Low maintenance lawn and garden area inclusive of lemon, lime and Mandarin trees and veggie garden. A 2500 litre tank positioned at the back of the shed provides water to the garden.
- Double garage with remote panel door and internal access for peace of mind.
- Short stroll to playground and Gym plus convenient bus stop is approximately 500ms up the street.
- Walk or short drive to the Bunnings/Kmart precinct and quick access to the M1 freeway for commuters.

What a package this property offers when you consider the location and infrastructure with nothing left to do but move in and enjoy, all at this affordable price! Call our office today for more information and to book your inspection.