

# 47 Browns Parade, Wendouree, Vic 3355



## Sold House

Thursday, 14 September 2023

47 Browns Parade, Wendouree, Vic 3355

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 603 m2

Type: House



Andreana Donhardt  
0417876985



Tim Veal  
0419561915

**\$540,000**

A wonderful opportunity to purchase this three bedroom brick veneer home. Located in sought after area of Wendouree, this property boasts an impressive list of features that make it an ideal family home. As you step inside, you'll immediately notice the open and inviting atmosphere. The spacious living area features beautiful timber floors that add warmth and character to the space. For your comfort, the house is equipped with hydronic heating, ensuring you stay cozy during the colder months. In addition, there's a split system air conditioner in the living area to keep you cool in the summer. Offering an updated bathroom with spa bath, shower & toilet. The modern kitchen offers the appliances you need including a dishwasher, an electric cooktop and oven making meal preparation a breeze. Step outside, and you'll find an amazing outdoor new Alfresco featuring maintenance free echo decking boards. The space is also equipped with outdoor blinds, allowing you to enjoy it all year round and includes a BBQ with an exhaust fan/rangehood, making it ideal for hosting gatherings and enjoying outdoor meals with family and friends. This property offers both a double garage and a double carport with electric gate access, providing ample parking and secure storage space for your vehicles and belongings. Situated on a generous cnr allotment of 603m<sup>2</sup>, there's plenty of room for kids to play, pets to roam, or even to add your own personal touch with a garden or landscaping project. The location of this home is truly exceptional, offering the perfect blend of tranquillity and convenience. With schools, parks, and shopping centres nearby, you'll have everything you need within easy reach. Don't miss the opportunity to make this fantastic property your new home. Contact Andreana on 0417 876985 for more information.