

# 5 Balmain Circuit, Wallan, Vic 3756

Rata & Co.

## House For Sale

Friday, 23 February 2024

5 Balmain Circuit, Wallan, Vic 3756

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 585 m2

Type: House



Rob Stefanovski  
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Peter Lazov  
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**\$630,000 - \$690,000**

This gorgeous Porter Davis built home features 3 living areas, 3 big bedrooms plus study (or potential 4th bedroom), and oversized double garage with drive through access - perfect for your boat caravan or trailer! The heart of this home is the glorious kitchen any chef would be proud of featuring Blanco appliances and walk in butler's pantry complete with sink. Additional living areas include a formal lounge, rumpus/theatre room, ensuite and walk in robe to master bedroom and meals/family area which leads out to huge undercover alfresco which wraps around the home. Also boasting quality inclusions such as central refrigerated air conditioning, hybrid flooring, solar panels, huge landscaped yard with irrigation. All this conveniently located in the sought after Wallara Waters estate, close to shops, freeway access and all amenities. A must inspect, put this one at the top of your list! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts Apply - please refer to the contract of sale and vendor statement for material facts and seek legal advice if required. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.