

**5 Braxholme Street, Wollert, Vic 3750**

Rata & Co.

**House For Sale**

Monday, 18 March 2024

5 Braxholme Street, Wollert, Vic 3750

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 337 m2**

**Type: House**



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## **AUCTION Sat 13 Apr 3:30pm**

Located in a quiet, friendly and highly sought after pocket of Wollert, within close proximity to local parklands and schools, shops, and much more. A perfect opportunity for first home buyers or investors looking to break into the Melbourne property market. This cleverly customised home features three generous bedrooms with robes, master bedroom with walk in robe and a modern ensuite, with central bathroom with bathtub servicing the other rooms. Enjoy the heart of the home with a contemporary quality kitchen with stainless steel appliances including 900mm cooktop and dishwasher, an open plan living and dining area with a separate living/study area. As you walk outside you experience the low maintenance backyard. To complete this clever residence further features include: Split system heating and cooling, floorboards throughout and remote garage with off street parking. Inspection highly recommended. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](https://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.