

**5 Mepunga Avenue, Wangaratta, Vic 3677**



**Sold House**

Friday, 8 September 2023

5 Mepunga Avenue, Wangaratta, Vic 3677

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

**\$530,000**

In a sought after pocket of the west end close to walking tracks and local cafés, you'll find this cosy three bedroom plus study cottage oozing with character and charm. Set on a spacious 745m<sup>2</sup> allotment, the home presents fully renovated offering the comfort and convenience of modern living. From the moment you arrive the charming street presence will make you feel instantly at home. Inside, the open plan kitchen, living and dining area makes the most of the northerly aspect filling the space with warmth and light. While the modern kitchen comes complete with gloss cabinetry, stone benchtops and a 900mm chef's delight gas freestanding cooker. Additional to the three bedrooms, two which have built in robes, there's also a handy light-filled study which opens onto the outdoor area through large sliding doors. The home offers two beautifully finished bathrooms one with a luxurious freestanding bath as well as ducted cooling and a gas space heater. Outside, you'll find a paved and spacious outdoor area, along with a generously sized rear lawn with established trees. With secure fencing, access to the rear yard from the front, a large single car garage/shed/workshop, and multiple car spaces top off the features. As is, this property offers a seamless blend of cottage charm and modern liveability while providing plenty of scope for further extension, additional shedding or landscaping, something rarely found in today's market at such an affordable price. Disclaimer: Disclaimer: The information contained herein is intended as a guide only and no guarantee is provided as to its accuracy. This content is provided using information obtained through sources deemed reliable including knowledge of the local area. Insite Real Estate accepts no responsibility for direct, indirect, incidental or consequential damages resulting from any errors, inaccuracies or omissions. For more information please see buyer due diligence checklist available the view agent price guide in Other. Alternatively you can copy this link into a web browser: <https://www.consumer.vic.gov.au/duediligencechecklist>