

# 56 Botanical Avenue, Wallan, Vic 3756

AREA SPECIALIST  
TOPNOTCH

## Sold House

Friday, 29 March 2024

56 Botanical Avenue, Wallan, Vic 3756

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



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**\$575,000**

TopNotch Pick: Ideal for First-Timers & Investors in Wallan! 2.5 Year old | Land size 420m<sup>2</sup> (approx.) | 4 Bed | 2 Bath | 2 Car | Expected rental income 470 per week/ 24,500 per year | Home beauty in Wallan awaits you!! This stunning 4-bedroom, 2-bathroom home, only 2.5 years old, is a true gem in a peaceful neighbourhood. Fully landscaped front and back, it offers a range of amenities for your pleasure. Inside, the open floor plan is perfect for entertaining, with a modern kitchen featuring sleek 900mm appliances and ample storage. The dining area is adjacent, providing a cosy space for gatherings. The master suite offers a spacious layout, large windows, and an ensuite bathroom with a tiled shower bath. Three additional bedrooms provide ample closet space and natural light. Outside, enjoy the expansive backyard and alfresco area for barbecues and relaxation. Additional features include a 2-car garage, laundry, ducted heating, split-system air conditioner, and double garage with internal entry. Conveniently located near Wallan Primary School, Wallan Secondary College, Wallan Station, Wellington Square Shopping Centre, Hume Freeway, and parks including Wallan Recreational Reserve. Additional TOPNOTCH Features: - Modern façade - Three bedrooms, master with Walk-in Robes - Tiles in the main areas and carpet in the bedrooms - 20mm Stone benchtop in the kitchen - Cabinets and tiled splashback - 900mm gas cooktop with dishwasher - Ducted Heating and Split Air conditioning - Solar panels 6KW (approx.) - Security screen door - Close proximity to Wallan town centre - 7 mins drive to Wallan Train station - Close proximity to cafes and restaurants - Close proximity to variety of schools both primary and secondary State - Close proximity to childcare Don't miss the chance to own this beautiful home contact Gavy Khangura on 0412 062 851 today to arrange an inspection! Disclaimer: Every precaution has been taken to establish the accuracy of the above information, however, it does not constitute any representation by the vendor, agent or agency. Our photos, floor plans and site plans are for representative purposes only. We accept no liability for the accuracy or details in our photos, floor plans or site plans. Please note the status of and or the information on the property may change at any time. Please see the link below for due diligence check-list. <https://www.consumer.vic.gov.au/duediligencechecklist>\*PHOTO ID IS REQUIRED AT OPEN FOR INSPECTIONS.