

# 56 Cormorant Grange, Winter Valley, Vic 3358



## House For Sale

Wednesday, 17 January 2024

56 Cormorant Grange, Winter Valley, Vic 3358

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 374 m<sup>2</sup>

Type: House



Tony Zelencich  
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## \$579,000 - \$599,000

Immaculately presented and positioned in the growing Winter Valley estate sits this on trend home offering complete quality and style. • The home showcases four great sized bedrooms, master positioned at the front home the home with an incredibly spacious walk-in robe and ensuite with elegant finishes, whilst all other bedrooms feature built in robes. • The well-appointed kitchen boasts high quality appliances, stone bench tops, stainless steel dishwasher, walk-in pantry as well as plenty of cabinetry. • Style is evident throughout with high quality finishes and neutral tones to compliment the warmth of the home. • The central bathroom is ultra-modern and offers a great sized bath, shower and vanity as well as a separate toilet. • The family friendly floorplan offers two living areas perfect for the growing family to enjoy their own space. • The home also offers gas central heating throughout. • This home will certainly prove to be very popular amongst the first home buyers and investors looking to secure a classy home and with an estimated rental return of \$420 - \$440 per week. • The open plan kitchen / dining / living space offers an abundance of natural light and plenty of space to entertain. • Car accommodation is well catered for with a remote-controlled double lock up garage with both direct access into the home and backyard. • Externally set on a well-maintained allotment of 374m<sup>2</sup> (approx) the home is fully fenced and offers enough room to enjoy the low maintenance yard. • Entertainers will be super impressed with the sheltered alfresco area making an ideal space to entertain family and friends. • We are only a short drive to Delacombe Town Centre, Bunnings, top quality Primary and Secondary Schooling and with the Ballarat CBD only being 10 minutes away, the location here is very convenient. • Another fantastic opportunity, please contact Tony to arrange your very own private inspection.