

# 6 Mumm St, Waurin Ponds, Vic 3216



## House For Sale

Thursday, 30 May 2024

6 Mumm St, Waurin Ponds, Vic 3216

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 577 m2

Type: House



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**\$639,000 - \$699,000**

Oh-So-Much Space For The Whole Family! Have you been searching for a spacious family home that ticks every box? Occupying approx. 577m<sup>2</sup>, this residence will impress with light-filled living zones and a large backyard! The layout features a lovely sense of flow and connectivity, with generous proportions showcased throughout. The lounge entices you to sit back and relax with natural light sweeping through the open plan family/dining/kitchen zone. Entertainers will love that the family zone flows onto the sun-drenched alfresco area, creating the perfect setting for fun-filled gatherings with loved ones. Comprising open plan living, the lounge and dining area are the heart of the home, where the central kitchen is fully equipped with ample storage, stainless steel oven, gas cooking and dishwasher. The master bedroom, complete with a large WIR and ensuite, is positioned at the rear of the home, while three other bedrooms branch off the living area and serviced by the main bathroom. Ducted heating throughout and split system heating and cooling ensure all-year-round comfort at this beautifully presented home. Additional features:- Ducted heating and a split system provide comfort- Three additional bedrooms feature built-in robes- Main bathroom, laundry and separate toilet complete the layout- Backyard creates a wealth of space for children and pets- Remote double lock-up garage features internal access- A terrific choice for families and investors alike- Rent approx \$570-590pw This superb location places you within walking distance to public transport, and Waurm Ponds Homemaker Centre. The Waurm Ponds Shopping Centre is wonderfully close by, while schools and childcare centres are within easy reach. Superior Ring Road access keeps you connected to both Melbourne and the Surf Coast. To top it all off, you can enjoy easy access to Deakin University (Waurm Ponds), Epworth Hospital and the Waurm Ponds Train Station.\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.