

**7/85 Rail Street, Wandong, Vic 3758**

Wilson Partners

**Unit For Sale**

Monday, 6 November 2023

7/85 Rail Street, Wandong, Vic 3758

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Georgina Smith  
0490663721

**\$470,000 - \$490,000**

Wilson Partners is proud to present 7/85 Rail Street, Wandong. Situated in the peaceful and increasingly popular neighbourhood of Wandong, this stand-alone unit on approximately 418m<sup>2</sup> offers a lifestyle of undeniable convenience and comfort at an affordable price. The property welcomes you with a simple yet modern façade complimented by functional lighting. Enjoy an abundance of natural light in the roomy lounge, facilitated by an efficient split system for year-round comfort. The master is of generous size featuring an attached en-suite, split system, ceiling fan and walk in robe. The remaining bedrooms are spacious, including built in robes, ceiling fans and are serviced by the main central bathroom with bathtub, shower and separate toilet and wash basin for guests, adding to the units practical design. The kitchen is equipped with natural light, 600mm electric stove, 600mm oven, dishwasher and ample cupboard space for all of your meal prep and cooking needs. Although considered a unit, this property is quite deceiving and truly offers all things a freehold home would. Something that will surprise you is the backyard on offer with plenty of room for children and pets to run around, secure fencing and of course a neat front yard to compliment. Additional features of this home include; - Remote controlled double garage - Bitumen drive throughout - High-speed fibre NBN & Foxtel connection - Eco-friendly rain water tank for garden Close proximity to; - 10 minute walk to train station - 45 minute drive to Melbourne CBD - 6 minute walk to Wandong Primary - 3 minute drive to Hume Freeway - 5 minute walk to town centre and local supermarket and eateries

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers/lessees are advised to carry out their own investigations.