

# 7 Riceflower Rise, Wallan, Vic 3756



## House For Sale

Wednesday, 8 May 2024

7 Riceflower Rise, Wallan, Vic 3756

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Gav Malhotra  
0384689900



Charan Nayak  
0491940814

**\$530,000 - \$560,000**

In an excellent location, across from the Botanical Avenue Playground, stands this great value, ideal for families, first-home buyers, and investors. Offering 4 bedrooms house and a study. Master bedroom with a full ensuite and a walk-in robe while the remaining 3 bedrooms all have built in robes. The modern kitchen features an island bench and opens out to the meals area with plenty of natural lighting. Outside is the beautiful yet low maintenance back yard, including timber decking area, perfect for entertaining. Features include gas ducted heating, split system air conditioning and a dishwasher, This home is positioned in a very great location, only a couple of minutes' drive to all of Wallan's facilities like COLES, ALDI and schools and the main part of Wallan - and around the corner there are several nature reserves and playgrounds. Wallan is one of the most popular locations in the Northern corridor with established services and infrastructure and great access to Melbourne via the Hume Freeway or the V/Line train. Contact CHARAN NAYAK 0491 940 814 for an inspection