

**23 Woodland Rise, Harkness, Vic 3337**



**House For Sale**

Saturday, 29 June 2024

23 Woodland Rise, Harkness, Vic 3337

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 814 m2**

**Type: House**



Monty Tyagi  
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**\$619,000 - \$679,000**

Set on a huge 814m<sup>2</sup> (approx.) allotment positioned in a sought-after pocket of Harkness this wonderful property hosts plenty of inclusions suiting both first home buyers or any savvy investor! Being in close proximity to everything Melton has to offer including, schooling of all levels (including the new Melton Christian College) Woodgrove Shopping Centre, Melton Waves Leisure centre, Navan Park, walking tracks, easy freeway access and so much more. Upon entering this beautiful home you are greeted with a spacious entrance hall with warm colour tones that flow throughout. To your left is the large master bedroom featuring a walk in robe and stunning ensuite. Adjacent to the master bedroom is the theatre room which is generous in size offering the perfect place for the family movie nights. This separate lounge room also provides a space for the adults to find some peace and quiet away from the main family room. Moving into the heart of the home, the kitchen provides ample bench and storage space and features stainless steel appliances and a drop ceiling. This sensational kitchen overlooks a spacious and versatile open plan family dining and living area. Situated down the hall are three more generously sized bedrooms, each with a double built-in robe and serviced by the bright central bathroom and separate toilet. With an additional fifth bedroom/study offering a house to cater for the big family or for the family member who works from home. Stepping outside into the wow factor of the property. With a artificial turf stretching across the back yard, you will discover a tennis court, with a huge block providing an abundance of space for kids and pets to run and play. There is also direct access from the laundry into the backyard and the hills hoist clothes line. Special features include: ducted heating, evaporative cooling, multiple living areas, plenty of storage, front landscaping, double car garage with external access and so much more! Call Monty today before it's too late! (Photo ID is Required at all Open For Inspections) At YPA Melton "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency.