

**4 Lady Nelson Drive, Wollert, Vic 3750**

Rata & Co.

**House For Sale**

Saturday, 29 June 2024

4 Lady Nelson Drive, Wollert, Vic 3750

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ron Singh

0404737577

## AUCTION Sat 20 Jul 11:30am

Located in one of Wollert's premiere locations, this elegant 4-bedroom residence, complete with a study/seating area, offers a perfect blend of modern comfort and timeless charm. The open living and dining area is ideal for entertaining, seamlessly flowing into a stylish kitchen featuring a stone benchtop. The home boasts two well-appointed bathrooms, two separate toilets, and a convenient laundry room. Enjoy the comfort of carpeted bedrooms, while the rest of the home features sleek tile flooring. Step outside to a beautifully renovated backyard, perfect for family gatherings or a serene retreat. The spacious backyard offers endless possibilities, from a playground or fire pit to a veggie garden. The property includes a secure 2-car garage and is impeccably maintained, ready for you to move in. Located just a 5-minute walk from Al Siraat College and Wollert primary school. This home is in a prime location with shops, including Woolworths and a service station, within walking distance. Multiple childcare centers are nearby, with a new one opening soon just a minute away. Enjoy dining at the nearby Blue Stone Café, renowned for its excellent pizzas and great food. The home offers stunning views of nearby mountains and a green nature reserve, perfect for family walks in this friendly neighbourhood.

PHOTO ID REQUIRED  
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Material Facts - please refer to the contract of sale and vendor statement for any/all material facts.  
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