

# 45 Wattle Grove, Mulgrave, Vic 3170



## House For Sale

Wednesday, 10 July 2024

45 Wattle Grove, Mulgrave, Vic 3170

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 791 m2

Type: House



Elvis Huynh  
0481340402



Peter Meseha  
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## AUCTION

Settle your family and enjoy the stylish dimensions of this open and airy home or consider the options to subdivide and make the most of its substantial 791sqm approx. allotment in an area accustomed to redevelopment (STCA). Tiled for easy-care appeal, the sunken lounge room leads freely through to an adjacent dining zone and kitchen adorned with sparkling stone benches, quality appliances and 2pac cabinetry. A lengthy family room sits alongside and provides the family with a versatile space to utilize as desired, whilst offering easy access through to the three robed bedrooms, serviced by a family bathroom, separate toilet and laundry. The dining zone offers a welcome introduction to the outdoors, leading out to the backyard with space to entertain and a convenient separate 2nd toilet. Further enhanced by ducted heating, evaporative cooling, high ceilings, garden shed plus a gated side driveway that leads to an open parking/entertaining space and single garage. Situated in a location where convenience is the key, moments from St John Vianney's Primary, Wellington Secondary, Albany Rise Primary, Waverley Gardens Shopping Centre, reserves, buses plus Monash and EastLink Freeways. Photo ID required at all open for inspections.