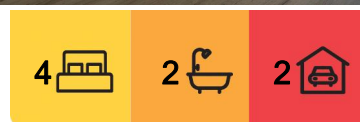


## Wollert, 36 Aquarius Way

Brand New Contemporary Comfort in Prime Location

LJ Hooker Property Point presents 36 Aquarius Way, Wollert. This brand-new property ready for occupancy, boasts a blend of modern design and comfortable living. Featuring spacious living areas, a well-appointed kitchen, and versatile accommodation, this home is perfect for families and professionals alike. Located in the vibrant and growing suburb of Wollert, you'll enjoy a convenient and community-oriented lifestyle.

- The four bedrooms are all conveniently located upstairs. The master bedroom features a walk-in robe and a luxurious ensuite. The second and third bedrooms include built-in robes, while the fourth bedroom can be used as a guest bedroom, study/home office, or an upstairs rumpus room.
- The kitchen offers generous storage, including overhead cupboards and a large bench perfect for meal preparation and casual dining. It is equipped with modern appliances such as an oven, cooktop, and rangehood, and also features a niche space for a microwave.
- The open-plan living space comprises a dining and family room adjacent to the kitchen,



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providing a versatile area for family gatherings and entertaining guests.

- Sliding doors from the indoor living area lead to a cosy alfresco space, perfect for outdoor dining and relaxation. The low-maintenance backyard offers a peaceful retreat for the whole family.
- The backyard is thoughtfully landscaped with easy-care plants and a small lawn area, providing a tranquil outdoor environment with minimal upkeep required.
- The home includes a double garage located at the front of the property, a European laundry downstairs, and a conveniently located powder room. Quality features such as heating, cooling, laminate timber-look flooring downstairs, carpet upstairs, and tiled bathrooms and laundry add to the appeal of this property.

Located in the thriving suburb of Wollert, 36 Aquarius Way offers an array of nearby amenities and conveniences. Families will appreciate the proximity to quality schools, parks, and recreational facilities. Zoned to Harvest Home Primary School and Edgars Creek Secondary College, your children's education is well catered for. Shopping is a breeze with nearby retail centres, while easy access to public transport and major roadways ensures a smooth commute to the city and surrounding areas. Experience the best of suburban living with a strong sense of community, all within reach of your new home.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. School zoning stated on [findmyschool.vic.gov.au](https://findmyschool.vic.gov.au) as at 1/07/2024 and subject to change.

## More About this Property

Property ID	2F1DHGH
Property Type	House
Including	Ensuite Toilets (3)

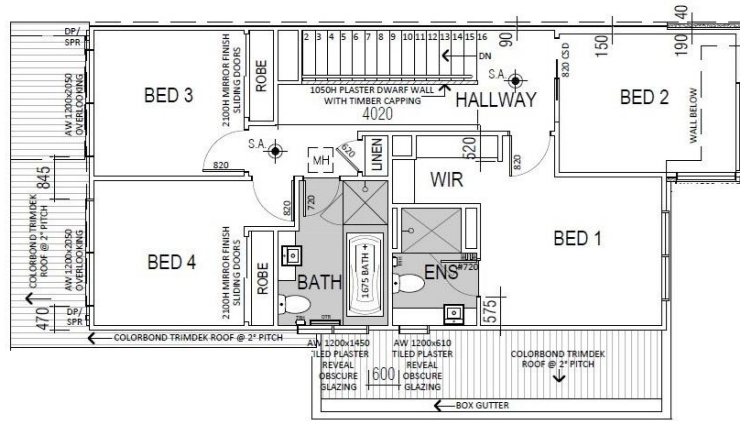
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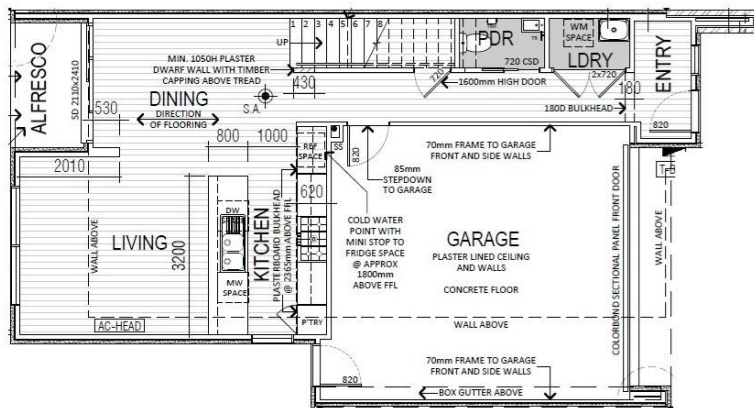


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First Floor



Ground Floor