







85 Wattletree Road, Bunyip

Spacious Family Living on 1 Acre – An Entertainer's Dream

Offering the perfect combination of space, comfort and lifestyle, this impressive family home is set on approximately one acre and ideally located just moments from the heart of Bunyip. With cafes, the local pub, shops, schools, childcare facilities and the V/Line train station all close by, this is an outstanding opportunity for families looking for room to grow without sacrificing convenience.

Surrounded by beautifully manicured gardens, colourful established plants and expansive lawn areas, the property offers plenty of space for the kids and pets to enjoy, with exciting potential to add a swimming pool or further shedding. Convenient side access adds to the property's practicality.

Inside, the home offers an abundance of space and flexibility, featuring:
· Four generous bedrooms, with the master bedroom complete with walk-in robe and ensuite.
· Remaining three bedrooms all fitted with built-in robes.
· Family bathroom plus a separate guest powder room.

4 2 3

FOR SALE
$1,100,000 - $1,200,000

VIEW
Sat 7th Nov @ 11:00AM - 11:30AM

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AGENCY
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

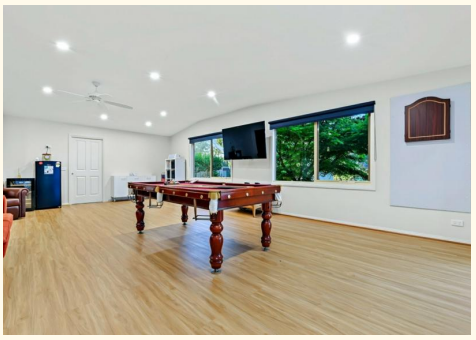
· Dedicated study, ideal for working from home.
· Modern kitchen featuring stone benchtops, glass splashback, an abundance of cupboard and bench space, 900mm oven, 900mm gas cooktop, rangehood and a fully equipped butler's pantry with sink.
· Spacious open-plan family and dining area, providing the perfect hub for everyday living.
· Separate rumpus room, ideal for the kids or a second living space. Sliding doors open up to the deck area
· Additional sitting room or children's play area.
· Huge laundry with excellent storage.
· Ducted heating and split-system air conditioning for year-round comfort.

Outdoor entertaining is where this property really shines. A huge undercover entertaining area, complete with a timber deck and built-in speakers, overlooks the beautifully maintained gardens. It's the perfect setting for weekend barbecues, family gatherings and entertaining friends all year round.

For those needing extra space for vehicles, hobbies or storage, the shedding is equally impressive, comprising:
· Large steel garage and workshop.
· Double carport.
· Garden shed.
· Water tank.
· Expansive lawn areas with plenty of room for the whole family.

A rare opportunity to secure an acre of outstanding family living in a convenient Bunyip location. Properties offering this much space, versatility and lifestyle are rarely available. Don't miss your opportunity to make it yours!
Please note: All property details listed were current at the time of publishing. Due to extreme buyer demand, some properties may have been sold in the preceding 24 hours. Therefore confirmation of all opens with the listing agent within 24 hours of their scheduled opening is advised.











MORE DETAILS

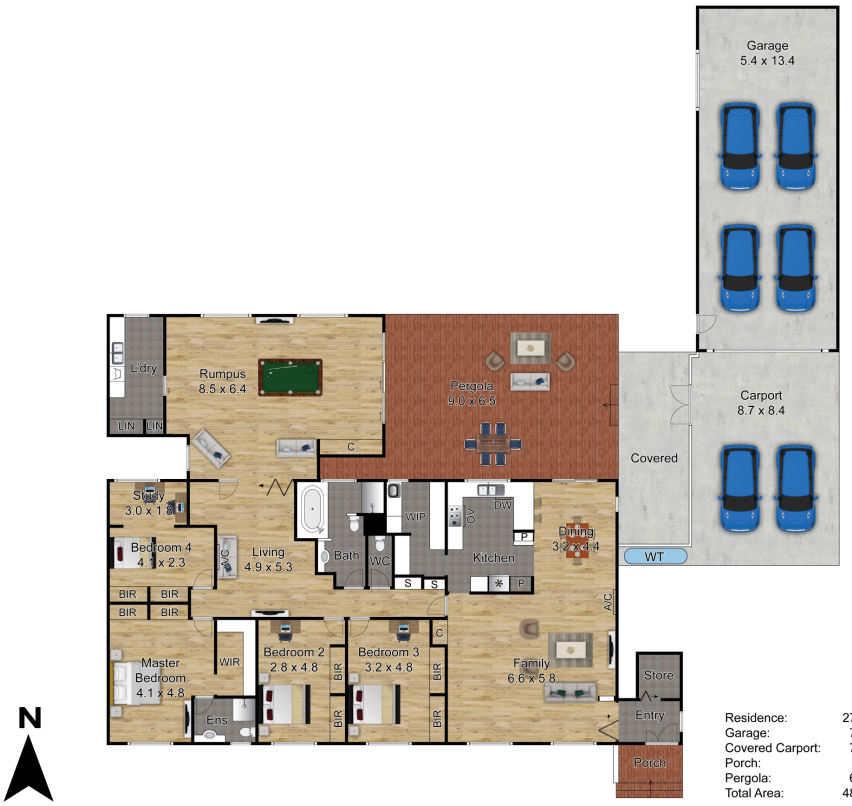
Property ID	1QSUFC9
Property Type	AcreageSemi-rural
Land Area	4062 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Heating
	Toilets (2)
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

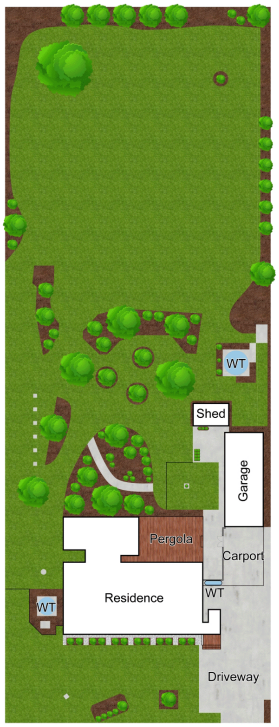
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Residence:	272m²
Garage:	72m²
Covered Carport:	73m²
Porch:	5m²
Pergola:	62m²
Total Area:	484m²

This drawing is for illustrative purposes only and while every effort has been made to maintain accuracy, prospective purchasers should check all information

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