



93 Wattletree Road, Bunyip

3 2 5

## An Outdoor Haven on an Acre

Set in a highly sought after pocket of the peaceful township of Bunyip, this beautiful property offers the perfect blend of country charm and modern convenience. Ideally located close to schools, cafes, shops, the supermarket, the V/Line train station, and all the wonderful amenities the area has to offer, this stunning home is sure to impress.

Positioned on a flat 1 acre (4000m<sup>2</sup>; approx.) block surrounded by mature trees, there is plenty of room for kids and pets to play. There's even space for a dog run or chook pen, ideal for a self-sufficient lifestyle.

A large 12m x 6m steel shed provides the ultimate retreat for the home handyman, complete with a wood heater, the perfect spot to relax with a drink and watch the footy or the upcoming Ashes series. A second, smaller shed offers ample storage for garden tools and equipment.

The massive undercover entertaining area is an entertainer's dream, ideal for weekend BBQs and gatherings with family and friends, all while overlooking the spacious backyard.

Inside, the home showcases contemporary tones and a functional floorplan, offering comfort and style throughout.

Featuring:

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Pakenham

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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.



- Three (3) spacious bedrooms, master with walk-in robe and ensuite
- Remaining bedrooms with built-in robes
- Stylish family bathroom with a luxurious free-standing bath
- Open-plan living and dining zones, including a meals area, lounge with wood heater and air conditioner, plus a formal dining room (or potential study)
- Secure gated entry leading to a tandem carport
- Separate side access, perfect for extra cars, boats, or caravans
- Solar electricity system

If you are seeking space, peace, and quiet, yet still want to be close to the conveniences of larger suburbs then look no further than 93 Wattletree Road, Bunyip.

## MORE DETAILS

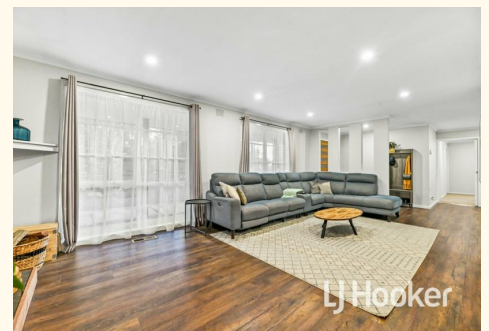
|               |                  |
|---------------|------------------|
| Property ID   | 1Q60FC9          |
| Property Type | House            |
| Land Area     | 4000 m2          |
| Including     | Ensuite          |
|               | Air Conditioning |
|               | Toilets (2)      |
|               | Fire Place       |
|               | Built-in-Robes   |
|               | Secure Parking   |
|               | Fully Fenced     |
|               | Solar Panels     |

### Sam Paynter 0439 429 110

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