



## Darley, 17 Wellington Street

4 Bed 3 Bath Family Home With a Pool on 1024 SQM!

Discover the hidden treasure of this stunning 4-bedroom, 3-bathroom home, perfectly situated on a massive 1,024m<sup>2</sup> block in a quiet location. This residence is sure to impress, combining space, comfort, and lifestyle features that cater to every member of the family.

Step inside and be greeted by the expansive living area, featuring soaring high ceilings and a cozy wood fireplace - the ultimate setting for family gatherings and relaxation. Each of the four bedrooms includes built-in robes and ceiling fans, ensuring year-round comfort for everyone.

The partially renovated kitchen and dining area exude elegance, boasting a stylish splashback that complements the functional layout, perfect for family meals and entertaining guests.

Energy Efficiency & Practicality:



**Disclaimer:** 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.



**For Sale**  
\$599,000 - \$658,000

**View**  
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**LJ Hooker Bacchus Marsh**  
**(03) 8797 5588**

Save on electricity bills with an impressive 32 solar panels, a feature that delivers both sustainability and cost-effectiveness. The home also offers ample space for caravan enthusiasts, with a generous frontage capable of accommodating even the largest caravans securely and conveniently. Additional features include ducted heating and multiple split systems, ensuring optimal comfort throughout the seasons. A side access gate further enhances the practicality of the property, providing easy entry for vehicles or additional storage.

#### Outdoor Entertainment & More:

This property is a true entertainer's delight, featuring an inground saltwater swimming pool that promises endless fun and relaxation for family and friends. A massive mancave provides versatile storage or a dedicated space to pursue hobbies, DIY projects, or simply unwind in your own retreat.

#### Investment Potential:

With its substantial block size, this property also presents a remarkable opportunity for potential subdivision (STCA), offering the chance to maximize your investment while enjoying the comforts of a spacious family home.

This is a rare opportunity to own a home that truly has it all - from its thoughtfully designed features to its exciting future possibilities. Don't miss your chance to secure this incredible family haven!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

DISCLAIMER: 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.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>



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## More About this Property

<b>Property ID</b>	2TXHXV
<b>Property Type</b>	House
<b>Land Area</b>	1024 m2

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## 17 Wellington Street Darley VIC

The site plan and floor plan are not to scale. Measurements are indicative and in metres. Bushes and trees are place for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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