



10 Dartmouth Street, Wallan

## A Family Focused Home in a Highly Sought-After Community

Positioned within the ever-popular Wallara Waters estate, 10 Dartmouth Street presents a modern and well-designed family home offering space, comfort and convenience in one of Wallan's most sought-after pockets. This home delivers low-maintenance living without compromising on functionality or style.

The thoughtfully designed floor plan features two separate living zones, creating flexibility for growing families or those working from home. The heart of the home is the contemporary kitchen, complete with 900mm stainless steel appliances, generous bench space and a large walk-in pantry, all overlooking the open plan meals and family area. Sliding doors lead seamlessly to a covered alfresco, providing an ideal space for entertaining year-round while enjoying a private, fully fenced back yard.

The spacious master suite is privately positioned and includes a walk-in robe and ensuite, while the remaining three bedrooms are fitted with built-in robes and serviced by a central bathroom. A dedicated study nook adds further practicality for families needing additional workspace.

Comfort is assured throughout the seasons with ducted heating and evaporative cooling, while the double garage with internal access provides security and everyday convenience.

4 2 2

### FOR SALE

\$590,000 - \$620,000

### VIEW

Sat 21st Feb @ 12:45PM - 1:15PM

### AGENTS

Sally Long  
0477 437 281  
sally.long@ljhooker.com.au

### AGENCY

LJ Hooker Broadford | Kilmore  
(03) 5784 2558

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.



Located close to local schools, parks, walking tracks, shopping facilities and public transport, this property offers a fantastic opportunity for first home buyers, downsizers or investors seeking a quality home in a thriving community.  
Please direct all queries to Sally Long on 0477 437 281.

## MORE DETAILS

Property ID	7W4HJS
Property Type	House
Including	Toilets (2)

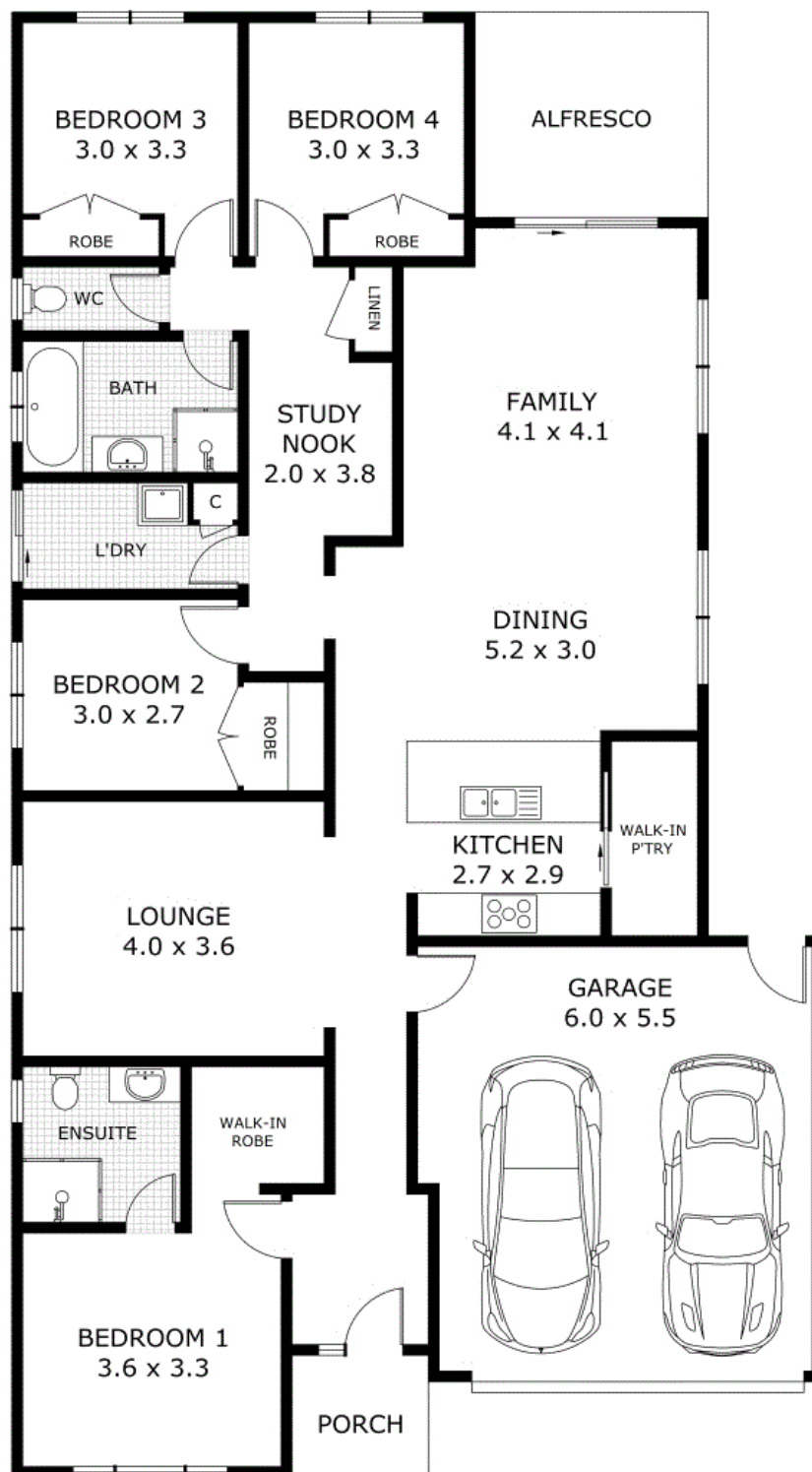
**Sally Long 0477 437 281**

Licensed Real Estate Agent | [sally.long@ljhooker.com.au](mailto:sally.long@ljhooker.com.au)

**LJ Hooker Broadford | Kilmore (03) 5784 2558**

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APPROXIMATE	
RESIDENCE	: 151.0m <sup>2</sup>
GARAGE	: 32.2m <sup>2</sup>
PORCH	: 3.2m <sup>2</sup>
ALFRESCO	: 8.9m <sup>2</sup>
TOTAL	: 195.3m <sup>2</sup>



*Disclaimer : Every precaution has been taken to establish the accuracy of this information but it does not constitute any representation by vendor or agent. Measurements taken are internal and may not represent the total external size of the home.*