



11 McCarthy Court, Wallan

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## Exceptional Family Entertainer on 1,431 sqm with huge shed & pool in Court Location!

Set on a huge 1,431 sqm allotment in a quiet, tightly held court, 11 McCarthy Court Wallan offers the perfect blend of family comfort, lifestyle, and space. This immaculately presented home has been thoughtfully designed and lovingly maintained, offering a warm and welcoming feel from the moment you arrive.

Step inside to discover multiple living zones, ideal for growing families or those who love to entertain. The spacious formal lounge at the front of the home provides a peaceful retreat, while the open plan family and meals area at the rear seamlessly connects to the outdoors, making it perfect for everyday living. There is also a separate rumpus room or kids' retreat, giving everyone their own space to relax.

The heart of the home is the stunning kitchen, featuring quality appliances including a 900mm freestanding oven, dishwasher, and ample cupboard space. A large island bench with stone benchtops offers the perfect place for meal prep, casual dining, or entertaining guests. Timber flooring and dado wall panelling throughout the living areas add warmth and character.

There are four generously sized bedrooms, including a spacious master suite with a walk-in robe and a private ensuite. The remaining

**FOR SALE**

Please Call

**AGENTS**

Sally Long

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**AGENCY**

LJ Hooker Broadford | Kilmore

(03) 5784 2558

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Interested parties must rely solely on their own enquiries.

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bedrooms all feature built-in robes and are serviced by a central family bathroom complete with a bathtub and separate toilet. A dedicated study at the rear of the home provides the ideal space for those working from home or for use as a home office or fifth bedroom if needed.

Stepping outside, the home continues to impress with an expansive undercover entertaining area that overlooks a sparkling inground pool - perfect for summer gatherings with family and friends. The large backyard offers plenty of space for kids and pets to play, along with beautiful established gardens.

A standout feature of the property is the huge shed, which has been partially set up as the ultimate man cave. Complete with a built-in bar, wood heater, and plenty of space for hobbies, entertaining, or storage, this space will quickly become a favourite hangout.

With additional features such as ducted heating, split-system cooling, a double remote garage with internal access, and side access for extra vehicles, caravans, or trailers, this home truly has it all. All of this is conveniently located just minutes from Wallan's town centre, shops, schools, parklands, and train station, with easy access to the Hume Freeway for commuting to Melbourne.

This is a rare opportunity to secure an exceptional family home on a substantial block in one of Wallan's most sought-after locations. Contact Sally Long on 0477 437 281 to arrange an inspection!

## MORE DETAILS

Property ID	7RSHJS
Property Type	House
Land Area	1428 m2
Including	Ensuite Study Air Conditioning Ducted Heating Toilets (2) Pool Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Sally Long 0477 437 281

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

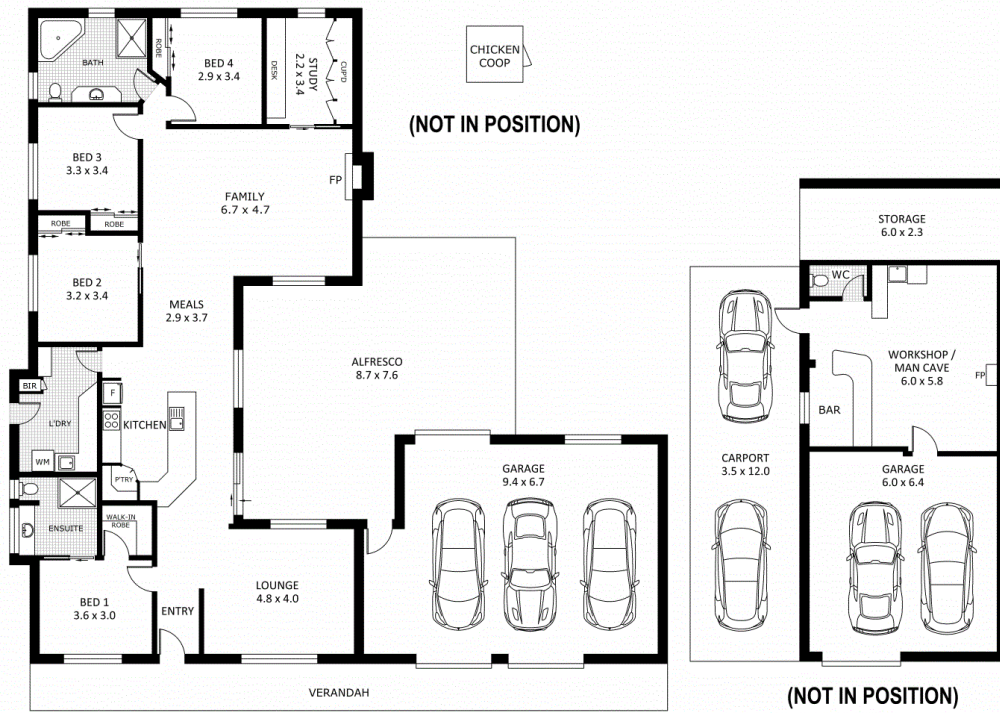
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 176.9m <sup>2</sup>
Verandah	- 30.5m <sup>2</sup>
Garage / Workshop	- 88.8m <sup>2</sup>
Garage	- 59.4m <sup>2</sup>
Shed	- 3.2m <sup>2</sup>
Carport	- 44.1m <sup>2</sup>
<b>Total</b>	<b>- 402.9m<sup>2</sup></b>



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