

## Wallan, 22 Ram Circuit

### Near-New 4-Bedroom Home with Lake Frontage

Discover the perfect blend of modern living and serene lake views in this immaculate 2-year-old home. Move in and enjoy a lifestyle of comfort and convenience.

**Spacious Bedrooms:** Four well-appointed bedrooms, including a master suite with an ensuite and walk-in robe.

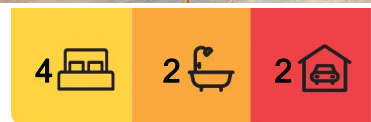
**Stylish Flooring:** Bedrooms feature plush carpeting, while living areas boast floating acoustic floorboards for enhanced aesthetics and sound insulation.

**Gourmet Kitchen:**

- o Elegant 40mm stone benchtops with sleek water fall sides.
- o 900mm oven and gas cooktop, ideal for culinary enthusiasts.
- o Contemporary upgraded black appliances.

**Elegant Finishes:** Stunning window furnishings that enhance the home's sophistication.

**Climate Control:** Ducted refrigerated air conditioning and heating with 5-zone settings for personalized comfort.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/R3YGYE](http://ljhooker.com.au/R3YGYE)

**Contact**  
**Sally Long**  
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**LJ Hooker Wallan**  
**(03) 5783 3399**

**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.

/u8226? Security Features: Hikvision security cameras, Alarm System & Doorbell with night vision for peace of mind.

/u8226? Smart Home Technology: Mobile-controlled temperature, Camera systems & Garage door Access for modern convenience.

/u8226? Bright Interiors: High ceilings with LED lighting throughout, ensuring bright and energy-efficient living spaces.

/u8226? Outdoor Living: Low-maintenance Garden, perfect for effortless enjoyment.

/u8226? Convenient Location: Just a 10-minute walk to the local train station and a 5-minute drive to Wallan/u8217?s amenities, including schools, shops, medical centers, and restaurants.

This beautiful home offers an exceptional lifestyle for families, Down sizers or individuals seeking tranquility by the lake. Don/u8217?t miss out/u8212?call Sally Long at 0477 437 281 to schedule your inspection today!

## More About this Property

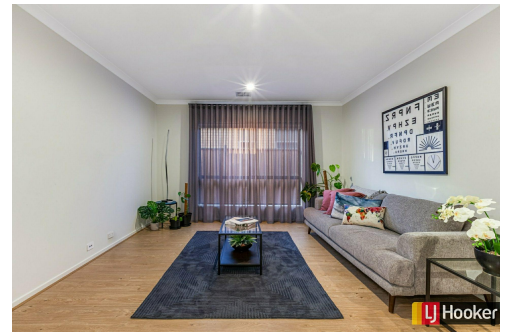
<b>Property ID</b>	R3YGYE
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Ducted Heating

**Sally Long 0477 437 281**

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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.



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