





36 Wyatt Way, Wallan

Room to Grow, Space to Enjoy and a Location You'll Love

Searching for a home that offers more space, flexibility and a lifestyle of convenience? This appealing Wallan property delivers all three, with versatile living zones, a beautiful garden and a floor plan designed to adapt to your family's changing needs.
Featuring three bedrooms plus a separate study that could easily become a fourth bedroom, a dedicated home office or extra space for guests, there's room for the whole family. The main bedroom is complete with a walk-in robe and private ensuite, while a central main bathroom services the remaining bedrooms.
Two distinct living zones provide excellent flexibility, with a separate lounge offering a peaceful retreat and the open plan kitchen, dining and living area creating the perfect gathering place for everyday family life and entertaining.
Floating floors and carpet bring a practical mix of style and comfort throughout, while outside, the beautiful garden provides a lovely backdrop for relaxing, entertaining or simply enjoying some time outdoors. The fully fenced yard adds privacy and security, and the rear-positioned garage with internal access is a welcome practical feature.
Enjoy all that Wallan has to offer, with local shopping, cafes, schools, parks, sporting facilities and the Wallan train station within convenient

3 2 2

FOR SALE
$590,000 - $640,000

VIEW
Sat 7th Nov @ 11:15AM - 11:45AM

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.

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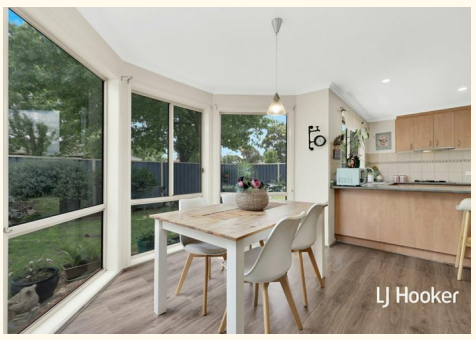
reach. Easy access to the Hume Freeway further enhances the location for commuters, making everyday travel and weekend plans that little bit easier.
Whether you're stepping into the market, upsizing for a growing family or looking for a home with room to accommodate your lifestyle, this property presents an exciting opportunity to secure a versatile home in a well-established and growing community.
Space, flexibility and a beautiful garden: all in a convenient Wallan location. Make sure this one is on your inspection list!
Call Sally Long on 0477 437 281 to book an inspection.











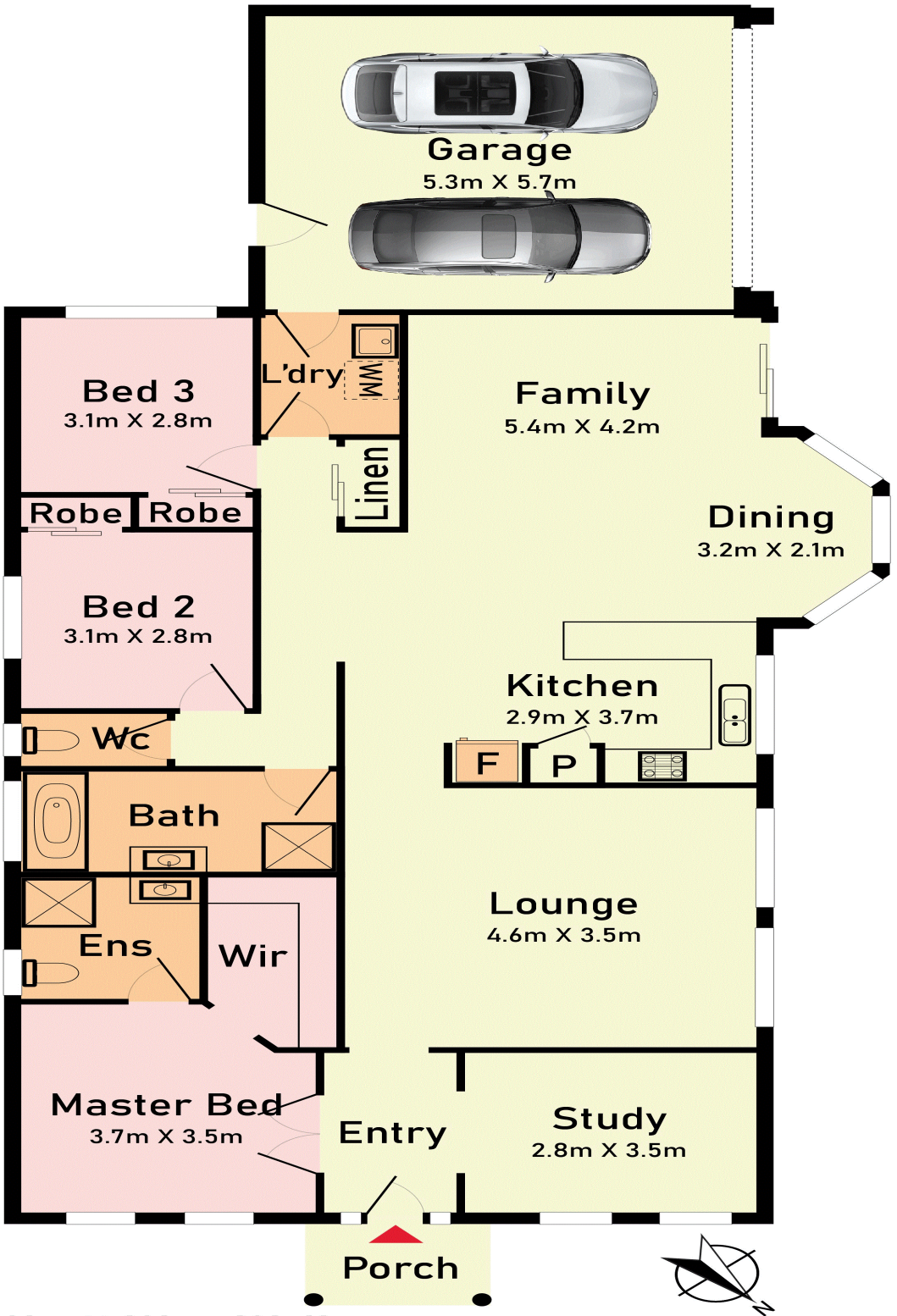
MORE DETAILS

Property ID	80PHJS
Property Type	House
Land Area	546 m2
Including	Ensuite
	Study

Sally Long 0477 437 281
Licensed Real Estate Agent | sally.long@ljhooker.com.au

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Internal Floor Space : 149.39m^2

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