



15 Mornington Court, Wellington Point




## Fantastic family home with side access and shed in Wellington Point

Welcome to this fantastic flowing family home positioned in a sought-after pocket of Wellington Point, offering space, comfort, and practicality in a quiet and convenient location.

As you step inside, you are welcomed by elevated ceilings in the main living area, creating a wonderful sense of openness and natural light. This area flows effortlessly through to the Kitchen come dining room with the added benefit of a second living space creating a flexible family zone.

The kitchen is centrally positioned overlooking the living and dining areas, making it ideal for everyday living and entertaining. Functional and modern, it features a wall oven, dishwasher, and plenty of bench space. The adjoining laundry also provides convenient access to the side yard.

The home offers four bedrooms and two bathrooms, including a spacious master bedroom with plenty of storage and its own split-system air conditioning. The remaining three bedrooms all feature

4  2  3 

### FOR SALE

Offers Over \$1,329,000

### AGENTS

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### AGENCY

LJ Hooker Property Centre

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 **LJ Hooker**

built-in wardrobes, with two also including ceiling fans. A second split-system air conditioner services the main living area.

Step outside to a private backyard with plenty of space for children and pets and room to add a pool if desired.

One of the standout features of this property - and something highly sought after - is the excellent side access leading to a large shed complete with three-phase power, perfect for tradies, hobbyists or those needing extra storage.

#### Property Features

- Four bedrooms with built-in wardrobes
- Two bathrooms
- Spacious master bedroom with generous storage
- Elevated ceilings in the main living area
- Multiple living zones
- Functional kitchen with wall oven and dishwasher
- Split-system air conditioning
- Ceiling fans in two bedrooms
- Private backyard with room for a pool
- Excellent side access
- Large shed with three-phase power

Properties offering this combination of space, practicality and side access are highly sought after and rarely last long.

Priced to meet the market —this is an opportunity not to be missed.

Contact Rachael Bennett today to arrange your inspection.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

#### MORE DETAILS

Property ID	BU31F2S
Property Type	House
Land Area	801 m2
Including	Air Conditioning Outdoor Entertaining

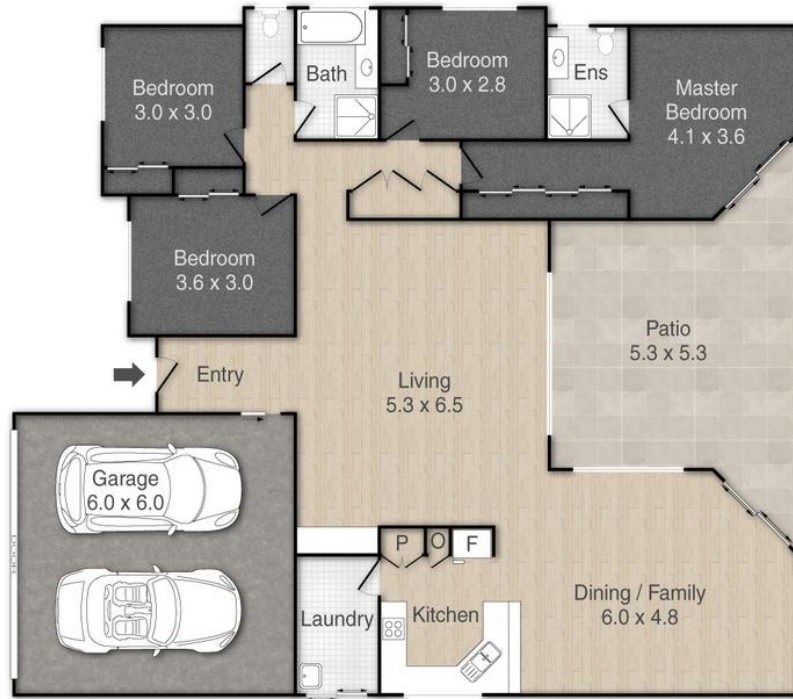
#### Rachael Bennett 0401 461 448

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Covered Area: 228m<sup>2</sup>



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