



Weston, 29 McInnes Street SPACIOUS AND VERSATILE FAMILY HOME

Auction Location: On-Site

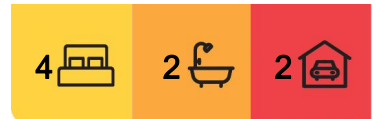
Boasting generous proportions, where location is everything, this much-loved family home is now available for new memories after enjoying many wonderful family gatherings.

Featuring large flexible living spaces, a great floorplan with dedicated study space, modern conveniences and updates plus wonderful storage, this home ticks every box for enjoyable family living.

Set back from the road, accessed via dual driveways behind easy care gardens, the warm and welcoming entrance leads you through to the spacious formal living area. Extended to grow alongside the family, stacker doors open up to the spacious kitchen, meals and family zone, which can be closed off if desired. With an abundance of bench and cupboard space, the updated kitchen offers Miele integrated appliances including induction cooktop, oven and dishwasher, positioned perfectly for connectivity to all indoor and outdoor



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For Sale
Auction

View
ljhooker.com.au/H32H5W

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EER ★★☆☆☆☆

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dining/entertaining areas.

Accommodation comprises of four spacious bedrooms, plus a dedicated study. Two bedrooms are situated at the front of the home, both with built in robes. These bedrooms are serviced by the modern bathroom, with bath, shower and separate WC. A dedicated study gives an ideal location to work from home, also giving access to the second wing of the home. The master bedroom is especially spacious, with a modern ensuite and double robes, bedroom 4 with built in robes is adjacent.

The outdoors is private, versatile, green and surprisingly easy care, these gardens framing the covered entertainers deck —the perfect place to entertain year round. Additional features include ducted gas heating and evaporative cooling, single garage with under home storage plus single carport with remote access, spacious laundry with built in cabinetry, back to base security system, extra insulation.

This superb location is an easy walk to local schools, Cooleman Court and the nature offerings of Weston Creek and surrounds. This classic family home has been proudly maintained and updated, offering immaculate, move in ready character and charm.

Features include:

- Modernised and well maintained family home, move in ready
- Four bedrooms plus dedicated study
- Large formal lounge plus extended living/dining area
- Renovated bathroom and ensuite to main
- Spacious kitchen with Miele appliances, stone benches and fantastic storage
- Ducted gas heating and evaporative cooling
- Single garage plus single carport with remote access
- Low maintenance private gardens and covered entertaining deck
- Under house storage
- Easy walking distance to local schools & Cooleman Court

Block size: 814m² (approx.)

Living size: 197m² (approx.)

Rates: \$3,197 pa (approx.)

Land Tax: \$5,452 pa (approx.) if rented

UV: \$594,000 (2023)

EER: 2 stars

Constructed: 1972

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

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More About this Property

Property ID	H32H5W
Property Type	House
House Size	197 m ²
Land Area	814 m ²
EER	2

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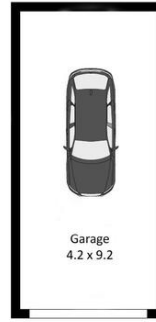


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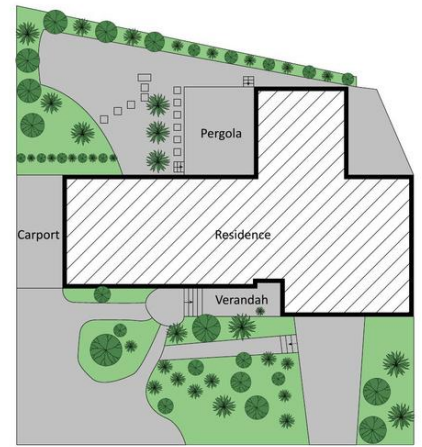
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First Floor



Ground Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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