






11 The Boulevard, Wy Yung

FIRST TIME ON MARKET, RURAL LIVING IN TOWN

Built for its current owners and crafted with architectural flair, this quality residence offers an inviting blend of comfort, style and space. A charming garden frames the separate entry, leading you inside to a chef's kitchen with an adjoining dining area that gazes out to the greenery beyond. The clever split-level design opens to a spacious, light-filled living room that captures the home's north-facing aspect, flowing seamlessly to a large entertaining deck ideal for gatherings or quiet moments outdoors.

Accommodation includes three generous double bedrooms plus study/4th bedroom, the master enjoying its own ensuite, while a modern main bathroom services the rest of the home. Outside, a double carport and a garden shed/workshop add practicality to the property's appeal. Set on an elevated 1.25 hectare (approx. 3.0 acre) parcel with serene northerly views toward Mount Taylor and surrounding foothills, this peaceful haven offers the perfect place to unwind, all just minutes from the town centre, local schools and sporting facilities.

4  2  2 

FOR SALE
\$945,000

VIEW
By Appointment

AGENTS
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AGENCY
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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.

 **LJ Hooker**

MORE DETAILS

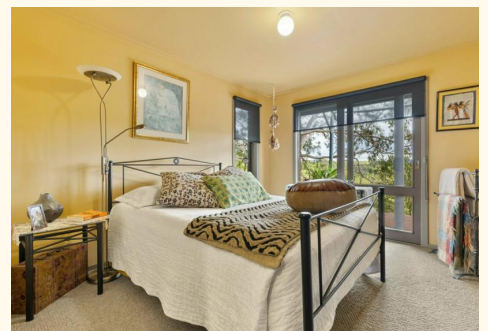
Property ID 18N4FBF
Property Type House
House Size 210 m2
Land Area 1.25 hectare
Including Ensuite
Study
Air Conditioning
Toilets (2)
Dishwasher
Outdoor Entertaining
Built-in-Robes

Steve Holmes 0408 524 892

Officer in Effective Control/Director/Principal |
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

11 The Boulevard, Wy Yung, VIC, 3875.