








# Modern Living, Effortless Comfort

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Showcasing a striking modern façade and beautifully landscaped gardens, this impressive two-year-young residence offers the perfect combination of contemporary comfort, versatility and low-maintenance living. Ideally suited to families, professionals and investors alike, this inviting home presents an exciting opportunity to enjoy all the benefits of a near-new residence.

From the moment you step inside, a fresh, neutral colour palette and attractive floating floorboards create a warm and welcoming atmosphere. The thoughtfully designed floorplan incorporates two separate living zones, including a rumpus room with direct outdoor access, offering flexibility for growing families and space for everyone to unwind.

Accommodation comprises four bedrooms, three featuring built-in robes, complemented by two ensuites and an additional family

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| **Price** | $630,000 - $693,000 |
| **Property Type** | Residential |
| **Property ID** | 746 |
| **Land Area** | 402 m2 |
| **Floor Area** | 134 m2 |

## Agent Details

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bathroom. The versatile front bedroom can easily be utilised as a home office, guest retreat or dedicated study space for children, adapting to the changing needs of your household.

At the heart of the home, the well-appointed kitchen combines quality finishes with everyday functionality. Featuring stone benchtops, an island bench, classic white subway-tiled splashback, stainless steel cooking appliances, dishwasher, pantry and ample cabinetry, this central space makes meal preparation and family gatherings effortless.

Step outside to discover a backyard surrounded by established landscaping, providing room for children to play, pets to explore or simply relax and enjoy the fresh air. Designed for easy upkeep, this outdoor setting allows you to spend less time on maintenance and more time enjoying your surroundings.

Further enhancing the home's appeal are multiple reverse-cycle split-system heating and cooling units, additional storage, a separate laundry and double remote-controlled garage with convenient internal access.

Ideally positioned in Warragul, you'll enjoy easy access to Warragul Primary School, Warragul North Primary School, public transport and major retailers including Coles, Kmart and Bunnings, placing everyday essentials within easy reach.

Combining modern comforts, practical family living and a convenient location, this is a fantastic opportunity to secure a move-in-ready home without the wait of building.

Contact Team Fellows today to arrange your inspection, or we look forward to welcoming you at our next open home.

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