



## 9 Guthrie Court WALLAN VIC

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You can stop looking now- this address has it all! Sitting on approximately 2.5 acres, this lovely residence comprises of 3 bedrooms (with the option to add an additional bedroom), plus separate lounge, two extra living areas and a lovely hostess kitchen.

The very generous outdoor decked area extends the living to suit the avid entertainer; and the surrounding gardens are just superb with loads of native plants to encourage the colourful birdlife. At the rear of the home is a good size shed for storage and a large water tank. Further features include: master bedroom with full ensuite and walk in robe, ducted heating, cooling and a formal lounge.

This prime piece of real estate is perfectly situated within minutes from Wallan Town Centre, Schools and parklands. Do not miss out and inspect today!

**Price** : \$1,100,000 - \$1,200,000  
**Land Size** : 10117.14 sqm  
**View** : <https://www.ypa.com.au/8076266>



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