



## 1/30 Wattle Grove Mulgrave VIC

3 1 2

Immediately appealing, this well-designed residence radiates warmth and positivity throughout. Beyond the privacy of an airy front garden the home welcomes you into a spacious and flexible living domain enjoying lush outdoor perspectives and natural light from all angles.

The main bedroom is expansive in size while the second & third bedrooms are also generous and serviced by the chic bathroom complete with shower, separate bath, vanity and toilet. There is also a separate laundry with storage space and a second toilet for added convenience.

A contemporary showstopper, the kitchen bristles with glossy cabinetry, top of the range stainless-steel appliances, including a gas cooktop, oven, rangehood and

**Type** : Unit  
**Price** : \$ 750,000  
**Land Size** : 321 sqm  
**View** : <https://www.yere.com.au/sale/vic/east/mulgrave/residential/unit/7724023>



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GROSS INTERNAL AREA  
 FLOOR 1: 90 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PATIO: 8 m<sup>2</sup>, PATIO: 15 m<sup>2</sup>, PORCH: 27 m<sup>2</sup>,  
 CARPORT: 33 m<sup>2</sup>  
 TOTAL: 90 m<sup>2</sup>

**Floor Plan**



**Site Plan**

The floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes