



31 ROULSTON WAY WALLAN, VIC



## WALLAN HOUSE FOR SALE

?ROYALTY ON ROULSTON?

Properties of this size, approximately 827m<sup>2</sup>, don't come on the market often and when they do, they don't take long to sell! This lovely, well built and well maintained home comprises three good size bedrooms all with built in robes and ensuite to the main. The centrally located and well-appointed kitchen is placed ideally to cater for the two living areas. To one side is a spacious ?L? shaped lounge and dining area and on the other a family/meals room. This beautiful family home presents very nicely throughout with quality floating floors and choice tiling to kitchen, laundry and wet areas. In floor ducted heating and a large evaporative cooling system provide perfect climate control all year round. Step outside to the charming sheltered alfresco area?cosy in winter, cool in summer. Due to the large size of this block, this property comfortably accommodates two driveways, one of which leads through double gates to the double garage at the rear and you still have plenty of room for the vegies or for the kids to play. If that's not enough, walk across the road to the spacious park complete with play equipment and plenty of room to run. What a lovely loc

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