

**108 Mary Ave, Wheelers Hill, VIC, 3150**



**House For Sale**

Wednesday, 20 November 2024

108 Mary Ave, Wheelers Hill, VIC, 3150

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Prime Position with Endless Potential on 648sqm

Located in the highly sought-after Wheelers Hill area with close proximity to Caulfield Grammar and moments to Jells Park Primary, this original 4-bedroom, 2-bathroom home offers an exciting opportunity to invest, renovate, or rebuild your dream property (STCA). Set on an expansive 648sqm (approx.), this property perfectly combines a tranquil lifestyle with exceptional convenience.

Step inside to discover a timeless layout brimming with character and functionality. The large master suite boasts a walk-in robe and ensuite, while the three additional bedrooms feature plush carpeting and ample natural light. The large family kitchen, complete with skylights, a servery, laminate benchtops, dual electric ovens, and an electric cooktop, serves as the heart of the home. A spacious meals area is perfectly positioned seamlessly connecting to the outdoor pergola and kitchen via the servery, creating the perfect setup for entertaining.

The expansive family area offers room for all occasions, with hardwood and laminate flooring enhancing its charm.

Outside, the generous pergola overlooks lush gardens, creating an inviting space for year-round gatherings. The double garage, complete with a rear roller door, adds practicality, while the spacious front porch provides a welcoming entrance to the home.

Modern conveniences include evaporative cooling and ducted heating for year-round comfort. With its original features lovingly preserved, this home offers the perfect foundation for updating to suit contemporary tastes or starting new with a custom rebuild (STCA).

Positioned within walking distance to the picturesque Jells Park, Caulfield Grammar, and Jells Park Primary School, this home's premium location promises family-friendly living with access to some of the area's best schools and serene parklands. Commuters also benefit from the easy access to the M1 and M3 freeways, ensuring seamless connectivity to Melbourne and beyond.

### Features:

- 4 bedrooms [?](#)
- 2 bathrooms [?](#)
- Master ensuite and walk in robe [?](#)
- Large family kitchen with servery and skylights [?](#)[?](#)
- Laminate benchtop, dual electric ovens and electric cooktop
- Expansive family area for entertaining [?](#)
- Separate dining space connecting to outdoor pergola and kitchen via the servery
- Hardwood and laminate flooring [?](#)
- Large outdoor pergola [?](#)
- Double car garage with rear roller door
- Evaporative cooling and ducted heating
- Spacious front porch [?](#)
- Maintained gardens

### Location:

Nestled in the heart of Wheelers Hill, this location offers unparalleled convenience and lifestyle. Enjoy the luxury of walking distance to the serene Jells Park, Jells Park Primary, and the prestigious Caulfield Grammar. Families will appreciate proximity to renowned schools such as Wheelers Hill Secondary, Waverley Meadows Primary, Brandon Park Primary, and Mazenod College. Shopping is effortless with The Glen, Brandon Park Shopping Centre, Wheelers Hill Shopping Centre, and Chadstone all nearby. Commuters benefit from easy access to the M1 and M3 freeways, ensuring seamless connectivity to Melbourne and beyond. This locale truly has it all!

Onsite Auction Saturday 14th December at 10am