



**Modern Comfort and Convenience on 585m2 (approx.)**



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## 38 Welcome Road, Diggers Rest

**Auctioned for \$595,000 (Dec 21, 2023)**

Delivering the easiest contemporary lifestyle, this smart three bedroom, two bathroom home on 585m2 (approx.) is conveniently located within walking distance of Foodworks supermarket, Norm Raven Reserve, the 483 bus stop, Diggers Rest train station, and the renowned Houdini's Italian restaurant, with easy access to the Calder Freeway, local schools, medical centers, childcare facilities, and shops further enhancing the appeal of this address.

A lovely, covered veranda opens to interiors that exude warmth and sophistication, with thoughtful design seamlessly merging the living, meals, and kitchen – fitted with black stone benchtops complemented by high gloss white cabinetry and soft-close drawers, glamorous glossy black tiles to the splashback, large pantry, 600mm oven/4-burner cooktop, and a stainless steel dishwasher.

Featuring three bedrooms plus a dedicated study space off the living area, and two bathrooms, the home effortlessly caters to the demands of modern living. The main bedroom boasts a walk-in robe and a tastefully appointed ensuite, while built-in robes grace the remaining bedrooms. The main bathroom is a haven of relaxation, featuring a shower, bath, and a stylish wave vanity.

The rear yard presents a tidy level lawn and established lemon tree, and includes a pebbled fire pit area, creating a versatile outdoor space for entertaining or quiet relaxation. The

**Property ID:** L25591836

**Property Type:** House

**Garages:** 2

**Carports:** 1

**Land Area:** 585.0 sqm

**Amanda Burt**

0431 204 265

[amanda.burt@sunbury.rh.com.au](mailto:amanda.burt@sunbury.rh.com.au)

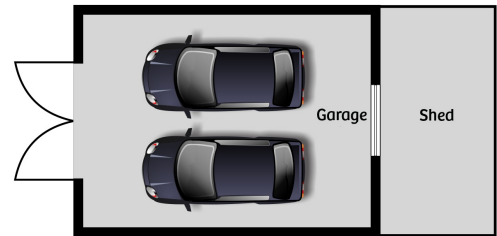
property is securely gated with a side driveway leading to a carport with a roller door and a 2-car garage/shed with concrete and power. Also includes ducted heating, evaporative cooling, ceiling fans, and a laundry.

Whether you're looking for an astute low maintenance investment or your first dream home, this property invites you to experience the perfect blend of style and convenience in a vibrant community setting. Welcome home.

Contact Amanda Burt on 0431 204 265 to register your interest.

Auction Thursday 21st of December at 5.30pm, unless sold prior.

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Disclaimer: Floor plan, measurements and appliances are approximate and are for illustrative purposes only.  
Please refer to draftsmans plans for accurate measurements.