



**SOLD**

## LIFESTYLE EXCELLENCE AT LUCKY 8

Shimmering with sleek modern style at only 2-years young, this captivating townhouse shines with the practicalities of easy living, whilst embracing dual living zones, alfresco entertaining plus a lucky 8 position moments from Boronia Junction.

Beyond its red front door, the home introduces a delightful lounge room that's adorned with wide format floorboards, high ceilings plus stylish plantation shutters for added privacy.

An open plan kitchen, meals and family room provides the perfect everyday space complete with stone benches, stainless steel appliances (including dishwasher) plus a breakfast bench, extending through sliding doors onto a gorgeous courtyard with covered alfresco space.

Desirably situated on the entry level, the master bedroom is complemented by a walk-in-robe and ensuite, while the upper level is home to a retreat/study zone plus the two remaining bedrooms, each with built-in-ropes and serviced by a family bathroom and separate toilet.

Further enhanced by a downstairs guest toilet, full-sized laundry, ducted heating, evaporative cooling, split system air conditioning, garden shed, water tank plus a double garage with internal access.

The perfect option for families, executives or investors, only a stones' throw from Boronia Junction shops, Boronia Train Station, Knox Leisureworks, St Joseph's Primary, Boronia West Primary and Boronia College, near Westfield Knox and EastLink Freeway.

Photo ID required at all open for inspections.

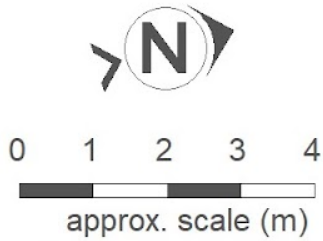
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$675,000**

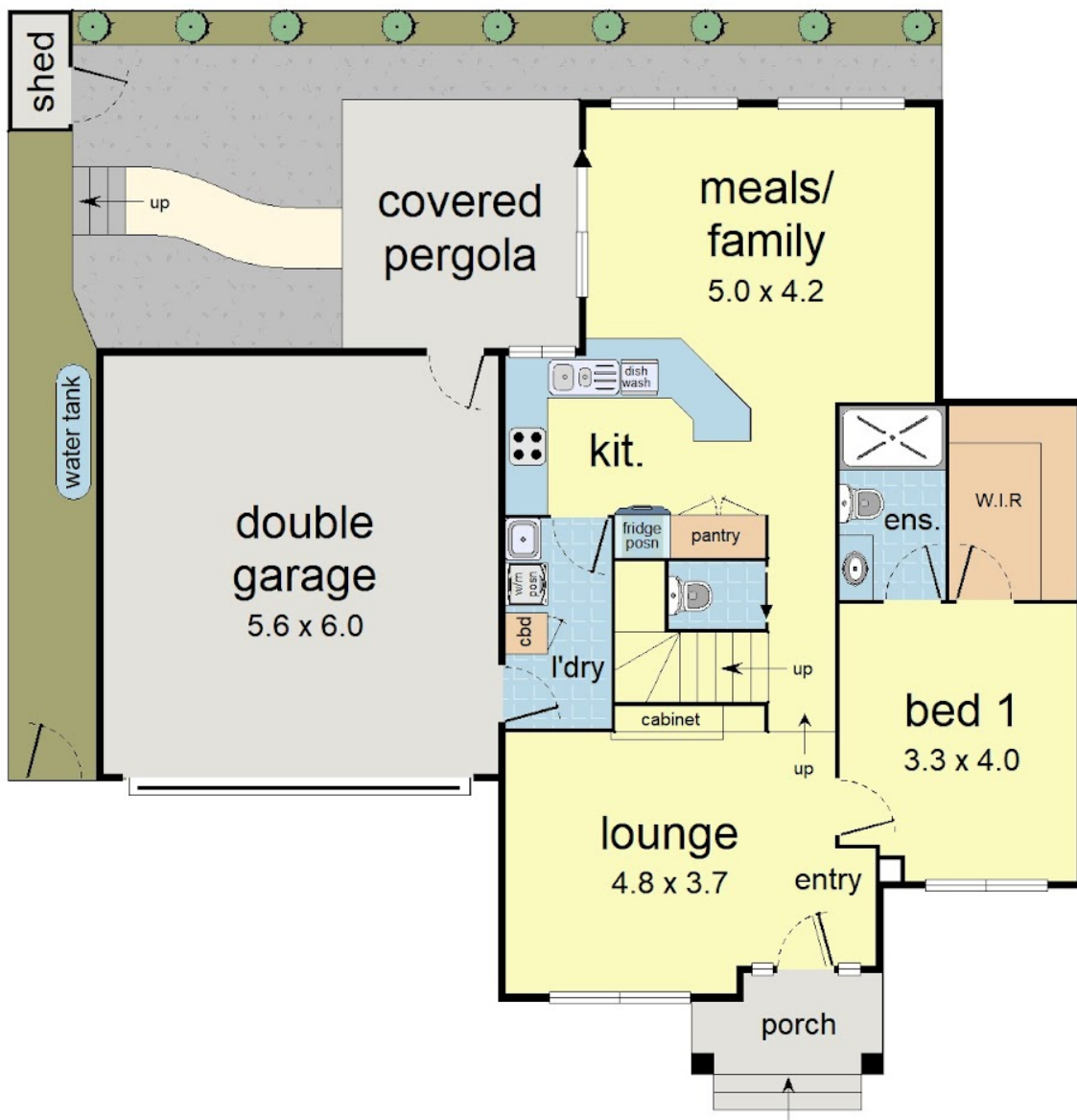
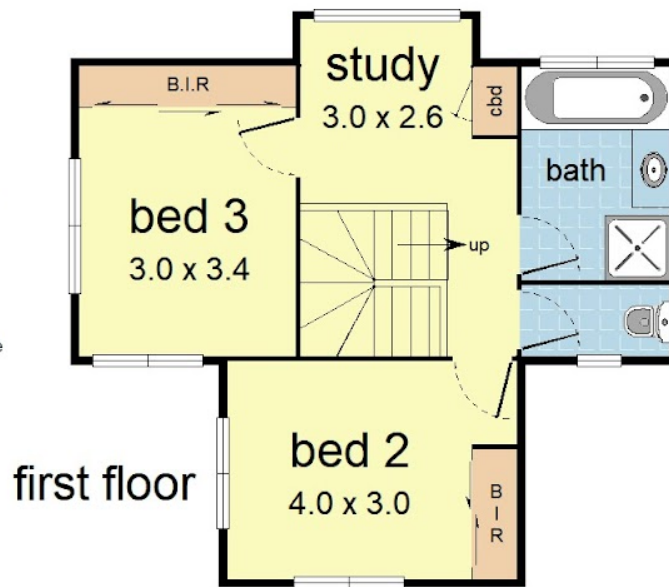
**OPEN FOR INSPECTION:**  
**N/A**



**Marko Ghattas**  
**0403170130**  
marko@atrealty.com.au  
[www.lucianorealty.com.au](http://www.lucianorealty.com.au)



This plan is a sketch, and all data shown is general only  
NB: All stated dimensions are approximate only & should not be taken as definite.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

270 HAMILTON ROAD, BOROONIA