



## FOR SALE

### FAMILY FAVOURITE IN FABULOUS LOCALE

Comfort and functionality epitomize this spacious home, offering the perfect family start or excellent investment with scope to update, extend or subdivide on 653sqm approx. (STCA).

Beautifully cared for and bathed in natural light, the home's appealing layout includes a welcoming L-shaped lounge and dining room that flows through to an open plan kitchen, meals and family room boasting a gas cooktop, wall oven and convenient breakfast bench. The three bedrooms are all easily accessed via the hallway, with the master bedroom smartly designed to include built-in-robos plus a dual access ensuite that links with a central toilet plus the family bathroom.

Situated in the large backyard, a brilliant bungalow presents the perfect escape for teens or alternatively a superb home office for those running a business, additionally complemented by a sunny entertaining zone.

Notably appointed with a full-sized laundry, split system air conditioning, security shutters, floorboards to bedrooms, garden shed plus excellent off-street parking. Positioned to please, close to Fountain Gate Secondary, Maramba Primary, Fountain Gate Shopping Centre, parkland, buses, Narre Warren Train Station plus the M1 Freeway. Photo ID required at all open for inspections.

3 BED | 2 BATH | 0 CAR

PRICE:

Auction

OPEN FOR INSPECTION:

N/A



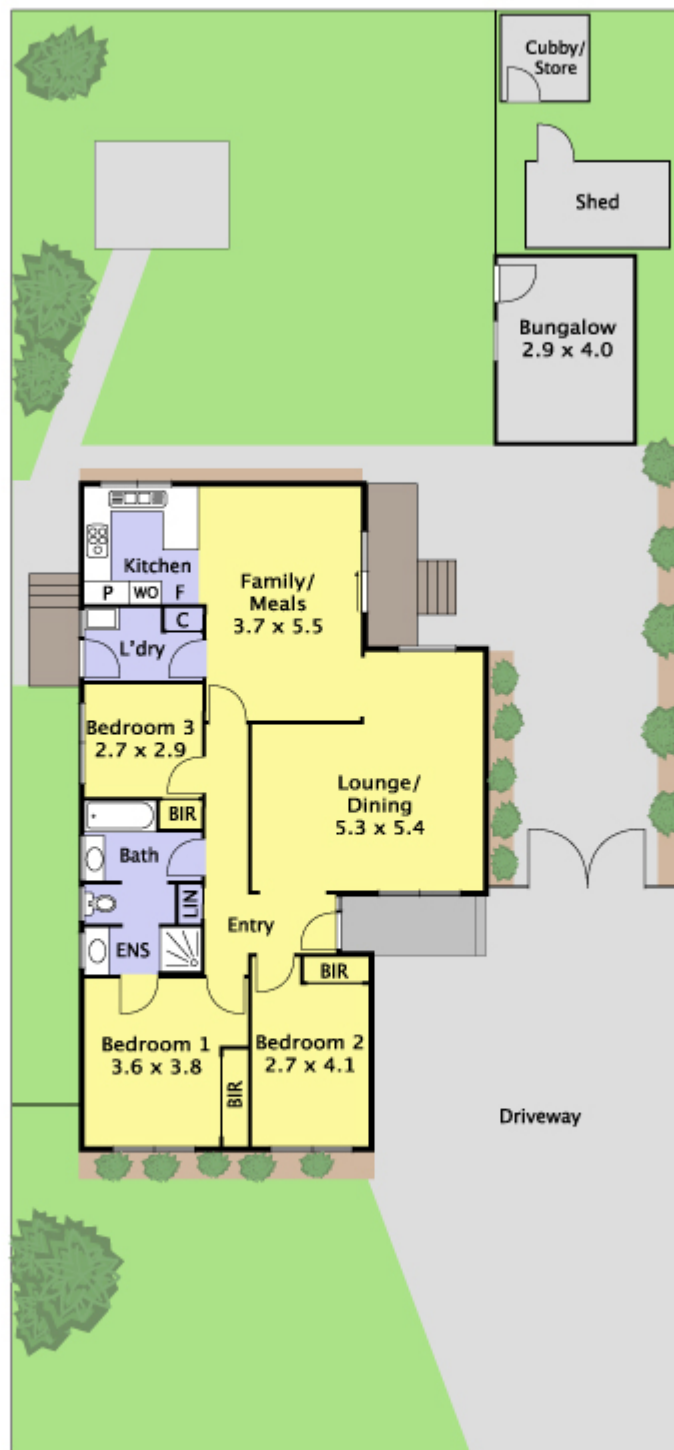
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## 40 Franleigh Drive NARRE WARREN



approx. 13sq - 122m<sup>2</sup>

\*While every precaution has been taken to verify this information, it does not constitute any representation by the agent or vendor\*.

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.