



**SOLD**

## SPACIOUS AND GRACIOUS

This modern and contemporary townhouse is a superb choice for home buyers, Approx. 10 years young and perfectly situated in a spacious complex with plenty of off-street parking. This low maintenance home is only a few kilometres from all the amenities Boronia & Bayswater have to offer. Bayswater/Boronia Shopping Precinct, train stations, bus stops, restaurants, schools, medical facilities, major arterials and only a short drive to Knox Westfield and East Link Freeway.

Downstairs features a magnificent outdoor entertaining area and a huge open plan indoor living area, featuring modern living at its best with a fully appointed kitchen meals area overlooking a spacious family / lounge living room all with an easy ebb and flow to a sensational alfresco veranda, merbau deck, 8-seater hot tub spa bath and a side rear courtyard garden with plenty of room for the family BBQ. Also featuring a master bedroom with built in robes, a powder room bathroom, toilet, shower, separate laundry with internal entry via the double garage.

Upstairs comprising 3 generous bedrooms with built in robes, new floor coverings, the master with en-suite effect bathroom with corner spa-bath, toilet, shower and split system air conditioning. Other features include; Quality fixtures & fittings, tiles to wet areas, gas ducted heating, 3 split system air conditioners, hardwood timber floors, remote garage door and so much more!

Hurry! An inspection will impress!

Thinking of selling now or in the future? For a free market appraisal Call Lou 0417-166-668 / Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au) Statement of information will be available to inspect at the property.

Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own inquiries.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$715,000**

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



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GROUND FLOOR



FIRST FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Ground Floor	-	99 m <sup>2</sup>
First Floor	-	63 m <sup>2</sup>
Garage	-	41 m <sup>2</sup>
Alfresco/Deck	-	42 m <sup>2</sup>
Porch	-	3 m <sup>2</sup>
Total	-	248 m <sup>2</sup>



# 4/189 Scoresby Road, Boronia

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.