

**SOLD**

## “EXCEPTIONAL VALUE”

This magnificent 4-bedroom home is boasting open plan living, outdoor entertaining, quality fixtures and fittings, master bedroom with full en-suite, 2 bathrooms, 3 toilets, separate laundry, single lock up garage with 2nd car spaces to the front with a fully fenced front / rear yard.

Comprising spacious kitchen with meals area, breakfast bar and large family area all open plan to the lounge / living room, easy access to the outdoor deck / alfresco area making indoor / outdoor entertaining a breeze.

Other features include stone bench tops, stainless steel appliances, high ceilings, engineered timber floors to the living areas, tiles to wet areas, carpet to bedrooms, built in robes, gas ducted heating, evaporative cooling and fully established gardens.

This fantastic property will appeal to the first home buyer, empty nesters, investors or those simply wanting to downsize on their land size. Ideally located only minutes from several shopping precincts, public transport, schools, sporting grounds the East Link freeway, major amenities 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) 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.

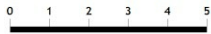
4 BED | 2 BATH | 2 CAR

PRICE:  
\$721,700

OPEN FOR INSPECTION:  
N/A



**Lou Rinnovasi**  
**0417166668**  
[lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.

Residence	-	162 m <sup>2</sup>
Garage	-	22 m <sup>2</sup>
Verandah	-	52 m <sup>2</sup>
Deck	-	22 m <sup>2</sup>
Total	-	258 m <sup>2</sup>



# 24 Mountfield Road, Kilsyth

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.