



FOR SALE

BEAT THIS FOR VALUE! WALK TO OATLANDS PRIMARY SCHOOL!

This beautifully maintained 4-bedroom family home is perfectly located only minutes to parkland, public transport, freeway access, Westfield Fountain Gate and the highly regarded Oatlands Primary School.

All home buyers take note! This is the perfect opportunity to live in a highly sought-after location.

Boasting 2 zoned living with a sensational outdoor entertaining area. Featuring a large open plan kitchen meals family area overlooking the outdoor alfresco / veranda bbq area, making this space just perfect for indoor / outdoor entertaining and ideal for keeping an eye on the children while cooking the family meal.

Features include; Master bedroom with full en-suite, walk in robe and separate lounge / TV room to the front of the house, 3 more generous bedrooms, separate family bathroom, laundry & toilet, gas ducted heating, evaporative cooling, gas appliances, double garage, established gardens, full color bond fencing and so much more. Hurry! An inspection is a must! First to inspect will buy Terms; 10% deposit! Settlement 30/60 days negotiable! Rent back is also an option!

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

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:
\$629,950

OPEN FOR INSPECTION:
N/A



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GROUND FLOOR



SITE PLAN



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	- 134 m ²
Garage	- 36 m ²
Alfresco	- 44 m ²
Verandah	- 9 m ²
Total	- 223 m ²



59 Ellenvale Drive, Narre Warren

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.