

1/45 GORGE ROAD **SOUTH MORANG**



## FOR SALE

**SOMETHING SPECIAL AND ACCOMMODATING -  
NOT YOUR AVERAGE. ESR \$440,000 - \$480,000**

You notice the quality from the moment you enter this builder owned and built property and will have you eagerly awaiting auction day. 2 Generous size bedrooms, 2 living areas, and a newly renovated kitchen with Caesarstone benchtops, Over bench lighting and quality appliances including Stainless Steel Dishwasher. Comfort levels are maintained with 2 split system air conditioning units, Tiled floor in the main living area will make your cleaning so easy. 2.75m High square set ceilings offer a wonderful feel of space and light.

This impressive townhouse will suit a wide range of buyers who are looking for something better than average.

With an impressive list of features including the option to easily convert to a 3 Bedroom - 2 Bathroom property adding immediate value, it holds many options for an astute buyer. Double sliding doors through to the courtyard, perfect for BBQ's and indoor/outdoor entertaining. Laundry with toilet and vanity. Remote roller door garage with direct home access plus attic ladder for in roof storage and additional large double door storage area.

Designed and built to the highest modern standards, excellent transport links including train and buses to the city and close to parks, Shopping Centres, Medical Centre, Freeway this superb property will make you the envy and the favourite destination of your family and friends.

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

**PRICE:**

Auction

**OPEN FOR INSPECTION:**

N/A



**Wayne Hutchinson**

**0424370940**

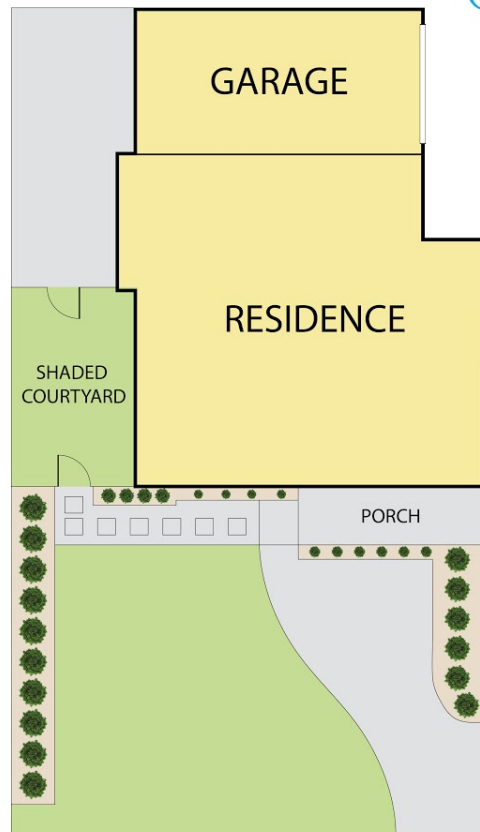
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# 1/45 Gorge Road, South Morang

WAYNE HUTCHINSON

@realty



Please note this is a representation and whilst every precaution is taken to ensure we provide you with accurate information regarding this property, we recommend you obtain your own measurements and/or engage the services of a qualified surveyor should you require exact dimensions. We expressly deny any responsibility for any omissions contained herein.

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.