



## FOR SALE

### QUALITY BUILT HOME - PRIME LOCATION

This substantial four bedroom residence is situated in an exclusive and convenient locale just minutes to St Helena shops and Greensborough town center. Featuring a formal lounge, Family room leading to a private alfresco area. Fully featured kitchen with Caesar stone benchtops, stainless steel appliances and large walk-in pantry. Spacious dining area to accommodate the whole family. Four bedrooms, all bedrooms are fitted with robes, main bedroom with luxury ensuite and walk-in robe. For your comfort, this home features ducted heating and cooling throughout. Double garage including adjoining workshop/gym/home office, rear roller door access for secure boat/trailer storage. A short walk to St Thomas's Primary, located within easy access to secondary schools, shops and transport, low maintenance living. Inspection by appointment.

- Elevated modern family home
- Vast formal and informal living areas for every occasion
- Open kitchen/meals/living, stone benchtops, walk-in pantry
- 4 bedrooms, 2 bathrooms
- Low maintenance landscaped garden
- Generous paved area
- Integrated double garage with workshop/gym
- Land size 1,000 sq m approx.
- Ducted vacuum system
- Quality fittings throughout
- Water tanks
- Picturesque views

4 BED | 3 BATH | 2 CAR

PRICE:  
\$1,400,000 - \$0

OPEN FOR INSPECTION:  
N/A



**Wayne Hutchinson**  
**0424370940**  
wayne@waynehutchinson.com.au  
[waynehutchinson.com.au](http://waynehutchinson.com.au)



FLOOR PLAN



18 Sugargum Blvd Greensborough Vic 3088

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.