



**SOLD**

## BRAND NEW HOME!

This Craftsman builder is offering a brand-new single storey home. 3Beds, 2Baths, 2Toilets, 2Car Garage, Open plan living, Approx. 400m2. Separate Title.

Situated minutes from Boronia Shopping Precinct, Mountain Gate Shopping Village, train station, bus stops, local schools, parks, gardens, medical & sporting facilities, easy access to Knox Westfield, East Link and major arterials.

This fantastic home will appeal to empty nesters, first home buyers, investors or those simply wanting low maintenance single storey living.

Comprising open plan living at its best with quality fixtures and fittings! Approx. 17.5sq of living including garage. Features include luxurious kitchen with large pantry, breakfast bar, meals / dining areas, spacious living / family room with easy access via sliding doors to an outdoor deck area just perfect for entertaining outdoors.

Other features include. 2.7meter ceiling with square set cornice, spacious bedrooms with built in robes, the master bedroom with full ensuite, separate family bathroom with shower, bath and toilet, separate laundry and internal entry via the double garage, engineered timber floors to living areas, tiles to wet areas, carpets to bedrooms, stone bench tops, stainless steel appliances, split system heating and refrigerated cooling, panel lift remote garage door, landscaped gardens, 6-star energy rating, fully fenced rear yard and so much more! Hurry! An Inspection will delight!

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 upon request.

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

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

**PRICE:**  
**\$890,000**

**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	- 108 m <sup>2</sup>
Garage	- 34 m <sup>2</sup>
Deck	- 17 m <sup>2</sup>
Shed	- 3 m <sup>2</sup>
Porch	- 5 m <sup>2</sup>
Total	- 167 m <sup>2</sup>

## 28 Tulip Crescent, 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.