

**43 TOWNLEY ROAD, KOO WEE RUP,  
VIC, 3981**



# FOR SALE

## SUPERB INDOOR-OUTDOOR LIVING + REAR ACCESS TO

4 | 2 | 3

Conveniently located within walking distance to Koo Wee Rup's town centre, both Primary & Secondary schools and all other amenities, is this exceptional family home that would suit buyers looking to upsize from their current home (ideal for tradies) or savvy investors to add to their property portfolio.

With a list of desirable features simply too long to mention we can only do our best to try and paint a picture.

Boasting a generous formal lounge, well-appointed kitchen with stainless steel appliances, dishwasher, 40mm stone benchtops and island breakfast bar and a walk-in pantry all of which overlooks the open-plan family and dining area, large bedrooms with built-in robe's, master with full ensuite and walk-in robe, ducted heating and cooling throughout and the list goes on.

If you enjoy entertaining then look no further, as this feature packed property comes fully equipped with a covered alfresco and spacious rear yard lending itself perfectly for hosting large gatherings and fun filled days with family and friends all year round.

Additional features include; water tank, solar panels, and established gardens with veggie patches and citrus/fruit trees, double lock up  
PRICE: Contact Agent OPEN FOR INSPECTION: N/A .

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870m<sup>2</sup> 4 Bed 2 Bath 2 Car

Internal 210m<sup>2</sup> or 22.6 Squares



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or miss measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

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