



**SOLD**

## POSITION PERFECT

Great opportunity to either invest or purchase your very own family home in the heart of Craigieburn at an affordable entry level.

The residence is well positioned within proximity to all amenities including Craigieburn Central, Splash Aqua Park and Leisure Centre, Malcolm Creek Linear Park, Hume Tennis and Community Centre, Craigieburn Golf Course, cafes and restaurants, Early Learning Centres, public transport, a good selection of both public/private primary and secondary schools and the list goes on.

The home offers ample living as well as quality fixtures and fittings throughout. Upon entry on the lower floor there is a great ambience and light filled lounge room, down stairs separate toilet, European laundry, following through to kitchen overlooking your private courtyard.

Upstairs there is 2 double bedrooms both with BIR's as well as a central bathroom complete with both shower and bathtub.

The lock up garage at the rear offers ample storage, room for parking and a separate bedroom/office/residence upstairs accompanied with its own bathroom, toilet and above all full width balcony.

Property will be going to Auction on the 20th August, unless sold prior. For more information or to inspect please call John Slavkoski on M: 0416 981 143.

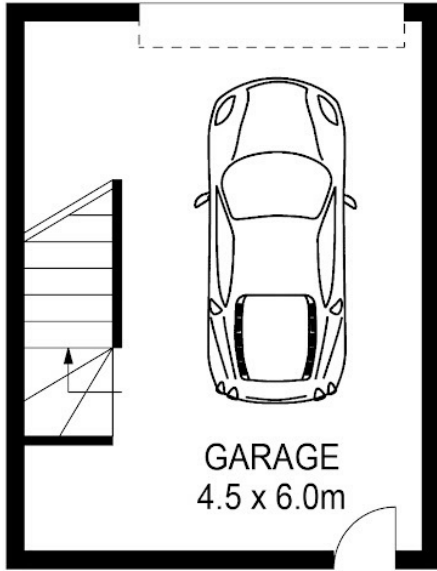
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$455,000

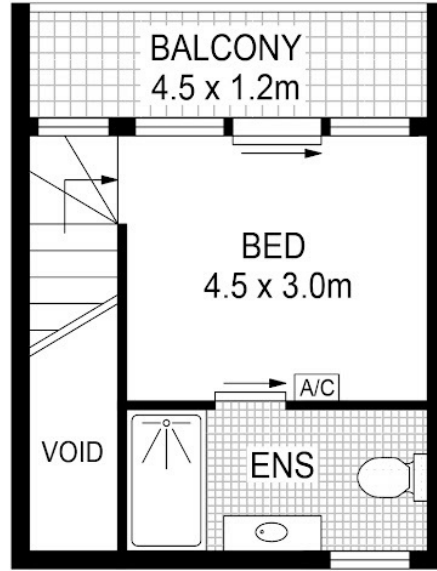
**OPEN FOR INSPECTION:**  
N/A



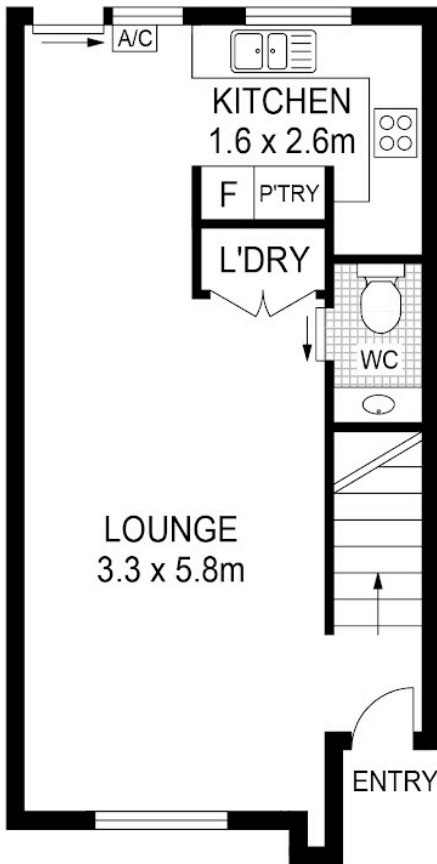
**John Slavkoski**  
**0416981143**  
john.slavkoski@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



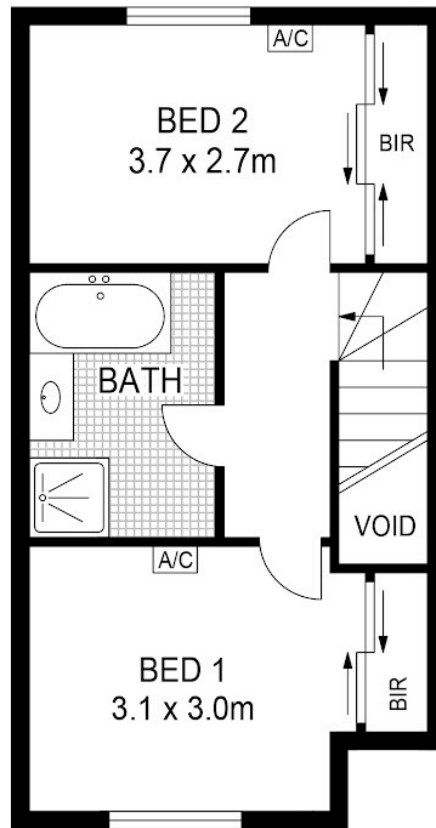
LOWER FLOOR



UPPER FLOOR



LOWER FLOOR



UPPER FLOOR



99 Marathon Boulevard, Craigieburn

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.