



**SOLD**

## CLOSE TO ALL AMENITIES!

3Beds, 1Study, 2Bath, 2Toilets, 2Car, 2 Separate Living Zones, Outdoor Entertaining Area, 485m2!

This neat, clean and well-maintained single storey residence offers comfort, space and convenience.

Set in a quiet court location on a generous allotment of approx. 485m2 this home is perfectly located within minutes to schools, public transport and shopping precincts.

This beautiful home offers dual living zones, with a welcoming entrance to a formal lounge room, Master bedroom with dual doors and full ensuite bathroom all with an easy ebb and flow into the family living zones.

The heart of the home comprises a well-appointed kitchen with breakfast bar that overlooks a spacious meals / dining area and open plan to a large family / living room, all with easy access to a fully enclosed outdoor veranda and BBQ entertainment area.

Features include. Gas and electric compliance certificates, generous bedrooms with built in robes, 4th bedroom or study, separate family bathroom, laundry and toilet, gas and electric appliances, LED lights throughout, gas ducted heating, split system cooling, security shutters, double garage with rear yard access and internal entry, fully fenced rear yard, off street parking and so much more!

Hurry! At this price an inspection will impress! First to see will buy!

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.

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

**PRICE:**  
**\$636,000**

**OPEN FOR INSPECTION:**  
**N/A**



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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.

## 6 Chesterville Court, Roxburgh Park

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.