



45 TOWNLEY ROAD, KOO WEE RUP,  
VIC, 3981



# FOR SALE

## THE PERFECT PACKAGE OF SPACE, STYLE AND COMFORT

3  | 2  | 4 

Discover the beauty and serenity of Koo Wee Rup in this stunning 28sq (approx.) residence built by Henley Homes.

Striking from the street and superbly appointed throughout, this immaculate three-bedroom + study residence boasts light filled interiors and an open floor plan that flows seamlessly from indoor to out. Offering the features you'd expect in a four bedroom home this abode is ready for its new owner to simply move in and enjoy! Boasting:

- Master with a walk-in robe & modern en-suite complimented by a stone-topped vanity with dual basins, an oversized shower and separate toilet.
- Remaining bedrooms fitted with built-in robes, serviced by the Central family bathroom and a separate powder room.
- Expansive kitchen with walk-in pantry, stone benchtops, quality appliances & ample storage.
- Open-plan family-living zone, adjoining a separate lounge and dining areas.
- Large covered outdoor alfresco overlooking the back yard; ideal for entertaining family & friends all year round.
- Oversized auto-remote 2.5-car garage with internal access storage.
- Side access to an additional 3-car garage/workshop/mancave offering plenty of secured off-street parking.

PRICE: \$880,000 - \$950,000

OPEN FOR INSPECTION: N/A .

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3 Bedroom 2 Bathroom 2 Car Garage



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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