

**SOLD**

## CHARMING DOUBLE STOREY FAMILY HOME IN A PEACEFUL CUL-DE-SAC

Discover the epitome of family living in this charming double storey, four-bedroom home, nestled at the end of a peaceful cul-de-sac in a highly desirable pocket of Springvale South. Boasting an impressive land size of 663 square metres, this delightful brick veneer residence offers ample space both inside and out, making it the perfect haven for growing families.

Upon entering this warm and inviting abode, you'll find three generous-sized bedrooms, equipped with built-in robes. The open kitchen flows seamlessly into the dining area, creating a convivial space for family gatherings. A spacious laundry, ducted heating, and a central bathroom with a separate toilet complete the well-appointed downstairs layout.

Venture upstairs to discover a versatile rumpus room, which opens to a dedicated office area – ideal for those seeking a comfortable work-from-home environment. A cosy study nook and a multipurpose room, which can be transformed into an additional bedroom, provide endless possibilities for personalisation. The fourth bedroom, complete with built-in robe, and a powder room, add a touch of privacy to the upper level. For a delightful experience, relish a coffee or treat yourself to a refreshing beverage while basking in the welcoming atmosphere of the sunroom.

Outside, you'll be delighted by the expansive front and rear yards, providing a canvas for your gardening and landscaping dreams. A pergola at the rear offers an inviting space for alfresco dining, while a sizeable shed caters to all your storage needs. The generous driveway, with double garage and room for six car spaces, ensures ample parking for family and guests alike.

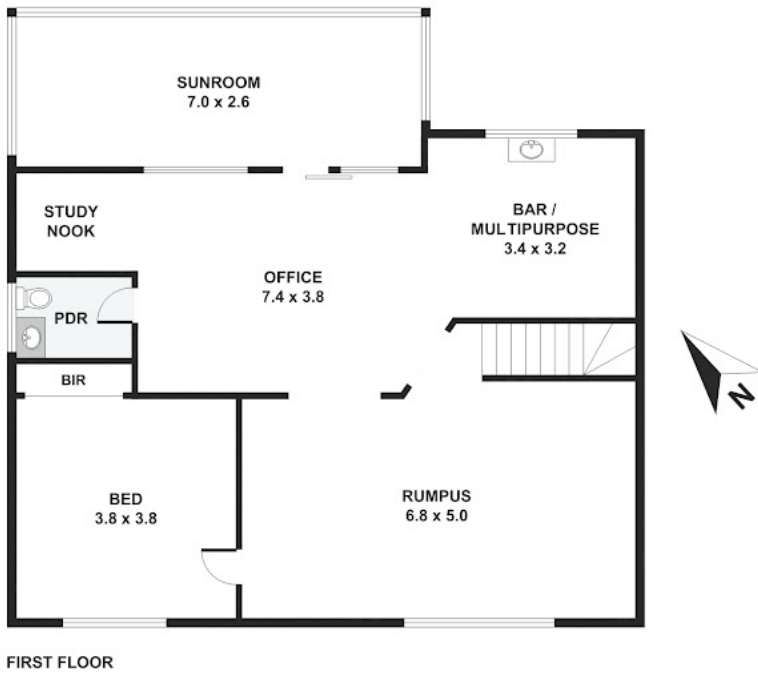
In terms of location, this home truly has it all. Within walking distance to a selection of excellent schools, Burden Park's BBQ amenities, childcare centres, and various shopping centres, you'll have everything you need right at your fingertips. Don't miss this exceptional opportunity to secure your family's dream home in the heart of Springvale South.

For more information call Bruce Ung Today!

Please note : Photo I.D. required at all inspections

**4 BED | 1 BATH | 2 CAR****PRICE:**  
**\$935,000****OPEN FOR INSPECTION:**  
**N/A****Bruce Ung**  
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# 5 Bellbird Court, Springvale South



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.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.