1/2 NORMLEITH GROVE, BORONIA, VIC, 3155









SOLD

PRIZED CONVENIENCE AND EASY-CARE ALLURE

Peacefully positioned yet wonderfully convenient, this stylishly updated three-bedroom duplex is a brilliant downsizer, astute investment or exciting first home. Inviting from every angle, this fabulous residence offers low maintenance living at its best, framed by serene leafy gardens and enhanced by elegant contemporary interiors that are ready to simply move in and enjoy.

Sparkling floorboards underfoot invite you inside, where the stunning galley-style kitchen will delight all who love to cook, boasting premium stainless-steel appliances, sleek tiled splashbacks and abundant bench and storage space. Offering effortless indoor/outdoor entertainment, the open plan living and dining room at the rear is light-filled and spacious, highlighted by soaring ceilings and dual sliding doors leading outside, where you can relax on the generous alfresco deck, backdropped by lush lawns and greenery. Three bedrooms are privately positioned off the hall, with the luxurious main with robes and chic ensuite, while the family bathroom has been built new, featuring walk-in shower, freestanding bathtub, vanity and toilet.

Further increasing the appeal, split system heating and cooling, European laundry, remote single garage and large shed, all ideally located within walking distance of shopping, dining and trains in central Boronia, and local schools including The Basin Primary and Boronia K-12 College.

To summarise the best features-
Undersink AquaSafe AS280 Fluoride Removal Filtration System.
Stylishly updated three-bedroom, two-bathroom duplex.
Ceiling ducted heating in all 5 main living areas.
Light-filled open plan living & dining with soaring ceilings.
Sleek modern galley-style kitchen with premium appliances.
Generous main bedroom features robes and ensuite.
Two further bedrooms conveniently located off the hall.
Luxe family bathroom with freestanding bath, shower, vanity & toilet
Convenient European laundry discreetly tucked away.
Dual glass sliding doors reveal alfresco deck overlooking lush backyard.
Remote single garage with ample additional off-street parking space.
Split system heating & cooling in the living & dining zone.
Stylish timber floors throughout & high ceilings in living zone.

3 BED | 2 BATH | 1 CAR

PRICE:
$750,000

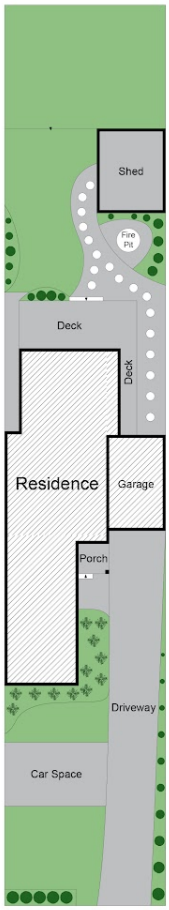
OPEN FOR INSPECTION:
N/A



Luciano Marcuzzi
0423181161
Luciano@parkagents.au
www.lucianorealty.com.au



FLOOR PLAN



SITE PLAN

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.
The information on this brochure has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionnality of any fixtures, fitting or inclusions to the property.
Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.
Photo ID and contact details are required at all open inspections.

INT: 103m²
EXT: 65m²

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.

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