



# FOR SALE

## MOVE-IN-READY WITH SINGLE-LEVEL APPEAL

This stylishly updated home offers the rare combination of house-sized proportions, low-maintenance living, and a peaceful neighbourhood setting. As the original residence on the block of just two – with no Owners Corporation fees – it's a perfect choice for families, downsizers, or retirees seeking a spacious, single-level home with modern comforts.

Inside, the open-plan living and dining room sets the tone with its newly-laid carpets and expansive layout, ideal for both quiet evenings and get-togethers with family and friends. The adjoining kitchen has been smartly renovated with sleek stone benchtops, soft-closing cabinetry, and quality appliances, including a 600mm gas cooktop, electric oven, and dishwasher. Whether you're cooking for a crowd or just a casual weekday meal, it keeps things easy.

The outdoor area extends the living space beautifully. There's room to entertain, relax, or simply enjoy some sunshine while kids, grandkids and pets make the most of the securely fenced yard.

The main bedroom is a peaceful retreat complete with a walk-in robe and ensuite. The additional two bedrooms are equally inviting, serviced by a bathroom with an elegant archway over the full-sized tub.

What makes this lock-up-and-leave home even more appealing is its location. Everything you need is close at hand, from local schools like Scoresby Primary and Secondary College, St Judes and Waverly Christian College, to the convenience of the recently upgraded Knox City shopping precinct and Scoresby Village Shops. Commuting is simple too, with bus routes at your doorstep and easy access to the M3 and Monash Freeway.

### Key Details:

- Three bedrooms, including a main bedroom with ensuite and walk-in robe
- Renovated kitchen with stone benchtops and stainless-steel appliances
- Bright, open-plan living and dining room with new carpets
- Fully fenced backyard with patio for outdoor living
- Freshly painted throughout, refurbished laundry, ample storage
- Gas ducted heating and air conditioning for year-round comfort
- Quiet block of just two homes with no Owners Corporation fees
- Walking distance to schools, parks, and bus stops
- Under 40 minutes from Melbourne CBD in normal traffic conditions

3 BED | 2 BATH | 1 CAR

### PRICE:

\$830,000 - \$0

### OPEN FOR INSPECTION:

N/A



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FLOOR PLAN

1/135 Berrabri Drive

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.