# 2/5 CHARLES STREET **GREENSBOROUGH**



*Wayne Hutchinson*
REAL ESTATE

# FOR SALE

## TOWNHOUSE PERFECTION

Downsizing or First Home Buyers take note.
This lovely home is a credit to its owner, well maintained and beautifully presented throughout. Comfortable, easy maintenance and quality living is what you'll find here. Positioned on an impressive large block of approx. 390m2

The dynamics of this quality home will suit a wide range of buyers, first home buyer, downsizing, or investment, either way this home is a wonderful opportunity for one lucky buyer.

Upon entry you access the main living room which has plenty of natural light and a wonderful feeling of space, the dining area is also a great place to be and provides access to a very well-appointed kitchen with plenty of cupboard and storage space.

The master bedroom is complimented by the convenience of a walk-in robe and ensuite, an additional two bedrooms both with built in robes are serviced by a central bathroom.

Step outside and enjoy the benefits of your peaceful and secure surroundings plus the undercover paved area and pathways around the home and gardens.

You can enjoy lots of gatherings with family and friends and be so proud of your new home.

This impressive home is situated in a prime location with access to all amenities, within close proximity to restaurants, cafes, shops, schools, sporting grounds, parks and reserves, and playgrounds.

Walking distance to:
- Grace Park Pre School
- Watsonia Heights Primary School
- Montmorency and Greensborough secondary college
- Diamond Village Shopping Centre
- Recreational Parks and sporting grounds

Close proximity to:
- Greensborough and Watsonia shopping Centres and Train stations

## 3 BED | 2 BATH | 2 CAR

PRICE:
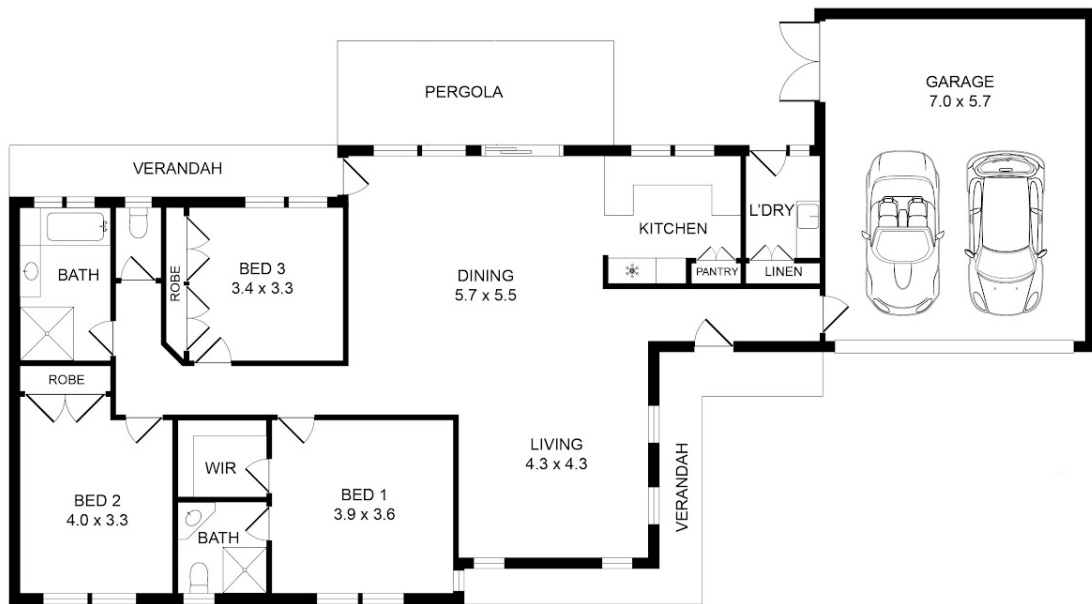$880,000 - $920,000

OPEN FOR INSPECTION:
N/A

**Wayne Hutchinson**
**0424370940**
wayne@waynehutchinson.com.au
waynehutchinson.com.au

PERGOLA

VERANDAH

GARAGE
7.0 x 5.7

L'DRY

KITCHEN

BATH

ROBE

BED 3
3.4 x 3.3

DINING
5.7 x 5.5

PANTRY    LINEN

ROBE

WIR

BED 2
4.0 x 3.3

BED 1
3.9 x 3.6

BATH

LIVING
4.3 x 4.3

VERANDAH

Disclaimer: Floor plan is represented as guide only.

**Wayne Hutchinson**
**0424370940**
wayne@waynehutchinson.com.au
waynehutchinson.com.au

@realty