

**SOLD**

**ANOTHER RESULT DELIVERED BY ASHISH & TEAM | FOR RESULTS CALL 0404 213 258**

Ashish Dahal and Local Property Experts proudly present this well-maintained family home, ideally designed for comfort, convenience, and family living.

From the outset, the home impresses with its modern, architectural façade, showcasing clean lines, a striking combination of rendered and textured cladding, and a recessed entry that creates a welcoming yet private street presence. The landscaped front garden and concrete pathway further enhance the home's strong street appeal, making a lasting first impression in this tightly held neighbourhood.

Upon entry, the home welcomes you with a dedicated study at the front, ideal for working from home or a quiet reading space. Adjacent to the entry is the master bedroom, thoughtfully positioned for privacy and comfort, complete with a walk-in robe and private ensuite.

Moving through the home, you are drawn into the central kitchen area, which has been designed with excellent storage, generous bench space, and a walk-in pantry, making it both functional and family-friendly.

The kitchen flows seamlessly into a beautiful, light-filled living area, creating a comfortable space for everyday living and entertaining.

Designed with practicality and comfort in mind, the home also features ducted heating and a split system for cooling, ensuring year-round comfort for the whole family.

At the rear of the home, the layout continues to impress with two well-sized bedrooms, both fitted with built-in robes and serviced by a central bathroom with a separate toilet, offering convenience for family members or guests.

Additional practical features include a separate laundry and a double garage located at the rear with secure internal access, completing this well-considered floor plan.

With its practical floor plan, seamless flow, and quality finishes throughout, this property delivers the perfect balance of style, comfort, and convenience.

Perfectly positioned just opposite Riverwalk Primary School and multiple local parks, and zoned

**3 BED | 2 BATH | 2 CAR**

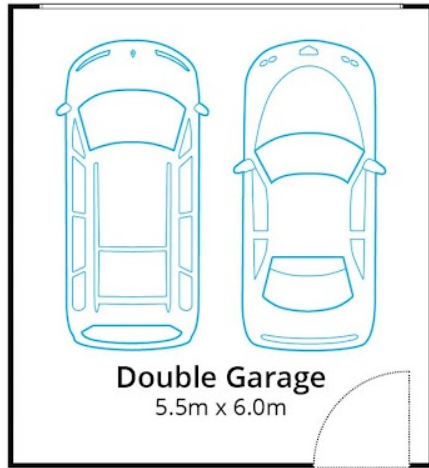
**PRICE:**  
**\$580,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Ashish Dahal**  
**0404213258**

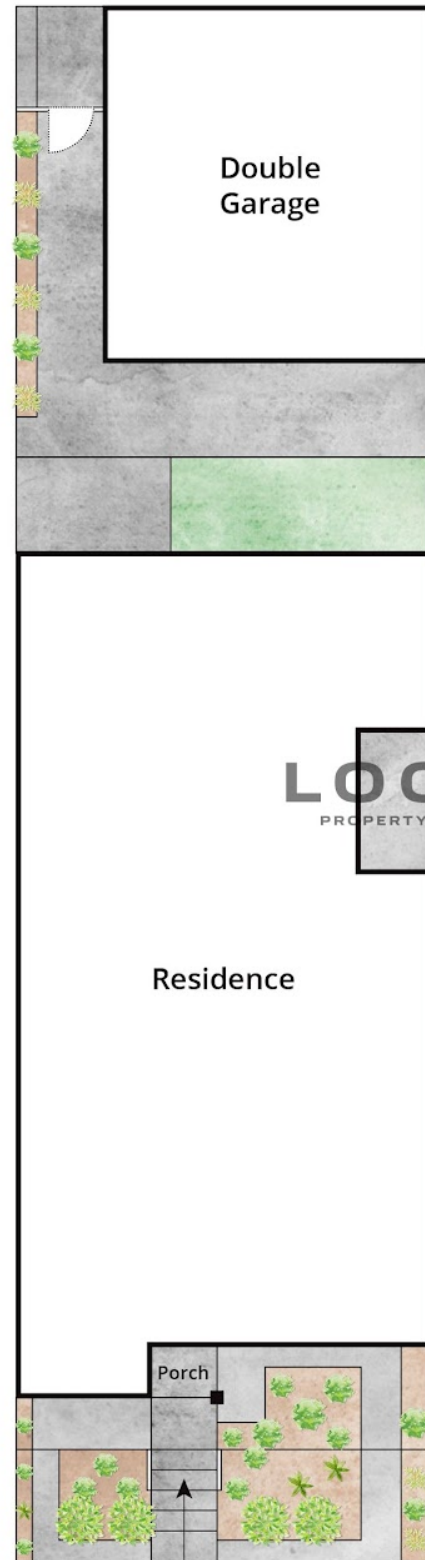
[ashish@localpropertyexperts.com.au](mailto:ashish@localpropertyexperts.com.au)  
[localpropertyexperts.com.au](http://localpropertyexperts.com.au)



(Not In Position)



Floor Plan



Site Plan

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.

35 Coldstream Avenue, Werridee

Ashish Dahal  
0404213258  
ashish@localpropertyexperts.com.au  
localpropertyexperts.com.au

LOCAL  
PROPERTY EXPERTS

@realty