



**SOLD**

## MODERN FAMILY LIVING IN AVERLEY ESTATE – 4 BEDROOM WITH 2 LIVING AREAS

Peaceful family-friendly setting within Averley Estate  
Close to Bunyip State Park for horse riding and outdoor recreation  
Excellent connectivity to Melbourne's CBD while enjoying a tranquil, country-inspired lifestyle  
This property is perfect for families seeking a modern rural retreat, or investors looking for a home in a growing estate. With practical features, stylish finishes, and a superb location, this opportunity won't last long.

### Key Features:

- Master suite with ensuite and walk-in robe
- Three additional bedrooms with BIRs
- Separate second bathroom and toilet
- Two spacious living areas
- Modern kitchen with walk-in pantry, 900mm gas cooktop & oven, dishwasher, stone benchtops
- Lounge and dining spaces
- Double garage with storage, durable concrete around the house for low maintenance
- Nice, secure, and maintenance-free backyard
- Ducted heating and split system in main living area
- Downlights, roller blinds, floorboards in living areas, carpet in bedrooms

Don't miss your chance to secure this slice of country paradise. With its blend of comfort, convenience, and natural beauty, this property represents everything that makes regional Victorian living so appealing to modern families seeking a better quality of life.

Disclaimer: All information contained in this advertisement is provided in good faith by the agent and is intended as a general guide only. The agent and its representatives make no warranty or representation as to the accuracy, completeness, or reliability of the information. Prospective buyers should make their own enquiries and seek independent professional advice to verify all details, including but not limited to pricing, dimensions, features, and legal or planning matters. Any images, illustrations, or floor plans are for illustrative purposes only and may not represent the property exactly. Prospective buyers are strongly encouraged to undertake their own due diligence before making any offer. A due diligence checklist and further guidance for property buyers are available from Consumer Affairs Victoria:  
<https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>

4 BED | 2 BATH | 4 CAR

PRICE:  
\$750,000

OPEN FOR INSPECTION:  
N/A



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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.

