

FOR SALE

SINGLE-LEVEL LIVING WITH EXCEPTIONAL ACCESSIBILITY AND EVERYDAY CONVENIENCE

Beautifully presented and thoughtfully designed, this neat single-level residence delivers an exceptional combination of comfort, functionality and accessibility in one of Boronia's most convenient locations.

Offering generous proportions and a practical floorplan, this low-maintenance home is perfectly suited to families, downsizers and buyers seeking wheelchair-friendly living without compromising on timeless style.

From the moment you arrive, established privacy hedges and an inviting street presence creates an immediate sense of warmth. Inside, the spacious open-plan living and dining zone forms the heart of the home, flooded with natural light, flowing from the outdoor decking area and tidy garden space.

The residence comprises of three generously sized bedrooms, complemented by two well-appointed bathrooms within a considerable layout that includes a wheelchair access ramp, wider than standard hallways and doorways for enhanced accessibility, ensuring ease of movement. The well-appointed kitchen offers excellent functionality with a quality Westinghouse oven and range-hood, Bosch stainless steel dishwasher, generous bench space and abundant cabinetry to keep everything neatly organised.

Additional features include:

- * One owner home
- * Double garage with additional tandem parking within the property
- * Plush new carpeting and quality tiled flooring
- * Brand new blinds throughout
- * Large laundry zone
- * Braemar ducted heating and Brivis evaporative cooling for year-round comfort
- * Excellent storage and organisational space throughout
- * Convenient bus stop located moments away
- * Neutral and timeless canvas, ready to personalise

Positioned for exceptional convenience, the home is approximately 900m from Boronia Station and the bustling Boronia shopping precinct, where you'll find supermarkets, cafés, restaurants, medical services and a wide range of everyday amenities.

3 BED | 2 BATH | 2 CAR

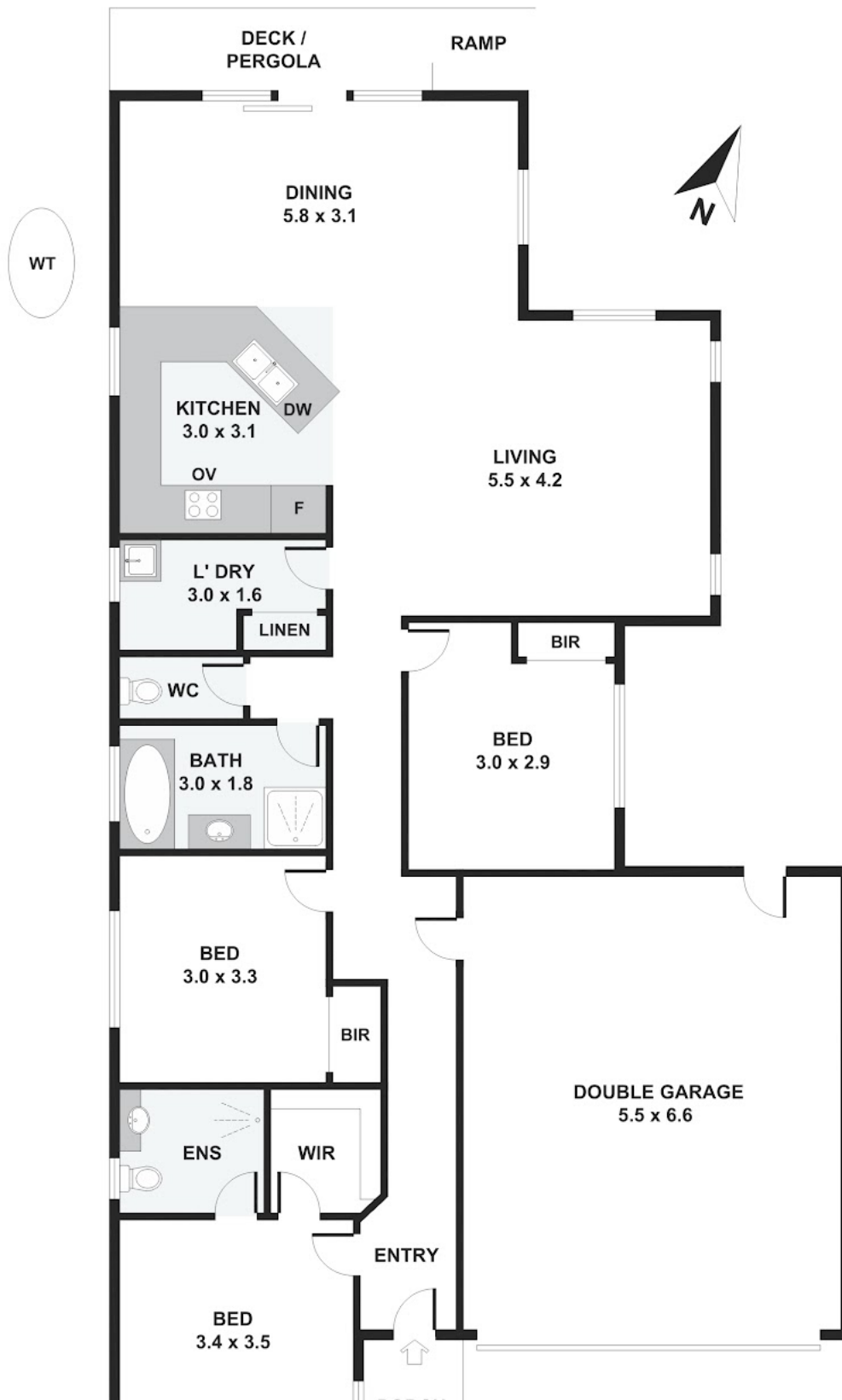
PRICE:
\$700,000

OPEN FOR INSPECTION:
Jul 11 at 10:00am - 10:30am



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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.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.