51B SOUTH ROAD, BRAYBROOK, VIC, 3019









# FOR SALE

## FOUR BEDROOMS, THREE BATHROOMS, ZERO ROOM FOR BORING!

Some homes tick the boxes. This one brings its own clipboard.

Spread across two levels, this modern four-bedroom residence delivers the space, comfort and practicality that make everyday living a little easier and entertaining a little more enjoyable.

With four bedrooms and three bathrooms, there's room for the family, room for guests, and even room for that relative who always seems to stay longer than planned.

The open-plan living and dining area brings everyone together, while the modern kitchen keeps the chef of the household happy with its contemporary finishes, ample storage and practical layout.

Upstairs, the bedrooms provide a comfortable retreat from the daily hustle, while the master bedroom offers the added luxury of its own ensuite & private balcony, giving you peaceful outdoor retreat to enjoy your morning coffee.

Add heating and cooling, secure garage parking and low-maintenance outdoor living, and you've got a home that lets you spend less time worrying about upkeep and more time enjoying the good stuff.

Location? You're nicely positioned in Braybrook, close to shops, schools, public transport, parklands and the everyday essentials. Sunshine, Highpoint and the Melbourne CBD are also within reach!

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this

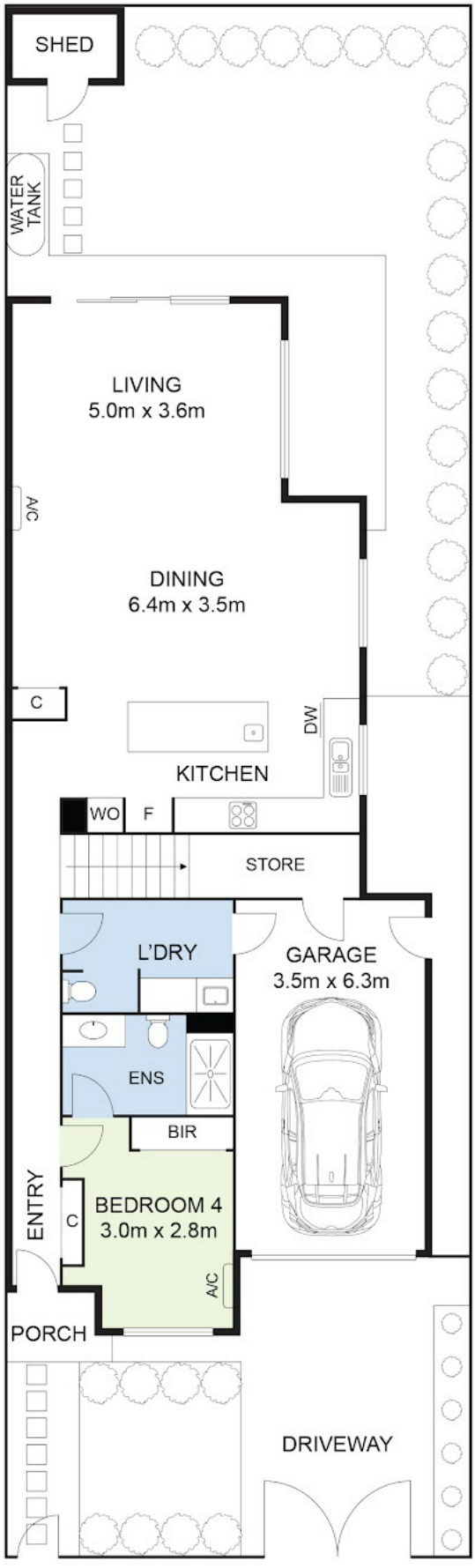
## 4 BED | 2 BATH | 1 CAR

PRICE:
$1,000,000 - $1,100,000

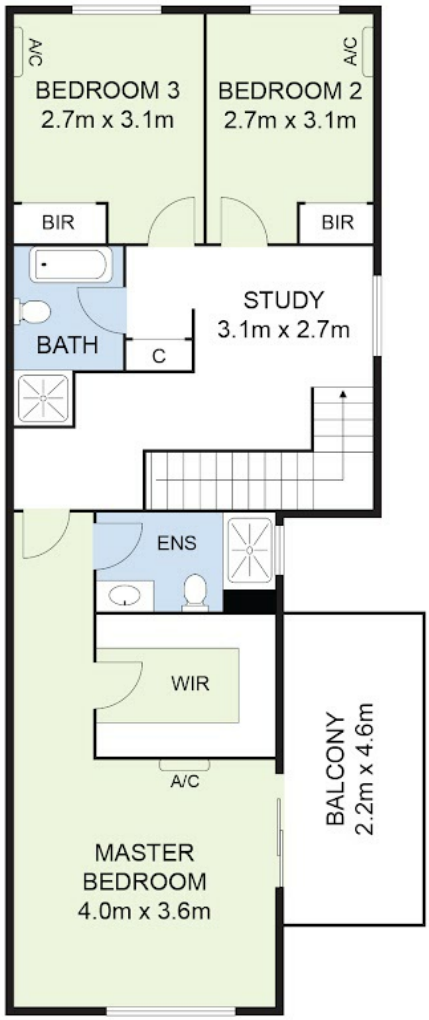
OPEN FOR INSPECTION:
Nov 12 at 5:00pm - 5:30pm
Nov 14 at 1:00pm - 1:30pm



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GROUND FLOOR




FIRST FLOOR

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.

0 1 2 3 4 5

Excluded Areas: Garage: 22 m2, Porch: 2.2 m2

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Indicative only. Dimensions are approximate. all information contained here is gathered from sources we believe to vr reliable. [illegible] guarantee its accuracy and interested persons should rely on their own enquiries.

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