

**1/25 Stamford Crescent, Rowville, Vic 3178**



**Unit For Sale**

Wednesday, 12 June 2024

1/25 Stamford Crescent, Rowville, Vic 3178

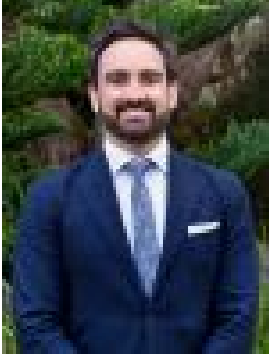
**Bedrooms: 3**

**Bathrooms: 2**

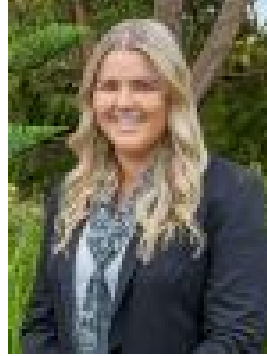
**Parkings: 2**

**Area: 339 m2**

**Type: Unit**



Ben Thomas  
0422273826



Sarah McGlone  
0422273826

## **Auction (\$690,000 - \$759,000)**

If you are looking for low-maintenance living with the convenience of shops, schools, and transport a short walk away, then look no further than 1/25 Stamford Crescent in the heart of Rowville. Perfectly situated for investors, first home buyers, downsizers, or small families, this charming home is the epitome of easy living. As you enter, a stunning hallway guides your path lined with hardwood flooring that carries throughout the home. On the right-hand side, the three bedrooms are located in succession, each adorned with built-in robes. The master bedroom is located at the rear of the property creating a serene and quiet sanctuary featuring built-in robes and an ensuite with toilet, vanity, and shower. To the left of the entryway, a large open-plan living and dining space presents themselves. Boasting a warm and cozy electric fireplace to enjoy all year round and dual blinds to control the light in the room. This space is perfect for family dinners at the table or watching your favourite movie and will surely be the most used space in the home. Featuring a showstopping kitchen boasting stone benchtops, a gas cooktop, electric oven, and ample bench space, everything for the keen culinary chef. The laundry guides your way into the outdoor space which is lined with artificial grass, a space that can be enjoyed year-round with family and friends without the burden of maintenance. Additional features of this home include a two-car carport, solar panels, storage shed, ducted heating, split-system cooling, large laundry, and separate WC with an additional shower. Features: • Low maintenance yard with storage shed • Hardwood flooring and electric fireplace • Dual blinds throughout • Open plan living and dining • Full laundry and second toilet • Expansive kitchen with stone benchtops • Gas cooktop, electric oven and dishwasher • Ample bench space and room for an island bench • Split system, air conditioning and ducted heating Location: Situated opposite Stud Park Shopping Centre, this home has an abundance of amenities at its fingertips. With the Stud Park transport hub a short walk away, you can have access to the wider community and leave your car at home. This transport hub can also take you to Cheltenham beaches for hot summer days. Nearby, many schools are in abundance, including Rowville Primary School, Rowville Secondary College, Park Ridge Primary, St. Paul the Apostle Primary School, and Heany Park Primary, making this the ideal location for families. You can also indulge in the markets held at Caribbean Gardens or stroll around Rowville Lakes in your free time. The M1 and M3 motorways are also a short drive away, ensuring easy access for longer commutes to the CBD. On Site Auction Saturday 29th of June at 2pm