

# 11 Auriol Court, Ferntree Gully, Vic 3156



## Sold House

Saturday, 11 May 2024

11 Auriol Court, Ferntree Gully, Vic 3156

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 668 m2

Type: House



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**\$951,500**

Just off Blackwood Park Road in a quiet court location, sits this fantastic Ferntree Gully home, solid as a rock and more than enough space to cater for growing families. Welcome to 11 Auriol Court, generous in size with 4 bedrooms, 2 bathrooms, multiple living zones, double garage, large rear yard, and plenty of off-street parking. Right from the street you are wrapped up in the inviting warmth and charm that this very loved home radiates. Outside has mature and fully landscaped gardens, vege patch, fernery, and plenty of grassed lawn for pets and kids to run wild. Inside you'll find:

- Master suite with walk in robe and ensuite with vanity, shower, and toilet
- Formal living/ dining room, which could easily be transformed into two separate spaces
- Family room with timber look flooring and sliding door access to the rear yard
- Family meals room off the living, overlooking the kitchen
- Kitchen has been updated and includes plenty of storage including double door pantry, stainless steel dishwasher and wall oven, four burner gas stove and plenty of bench space
- 3 family bedrooms at the back of the home, all with built in robes
- Renovated main bathroom with freestanding bath, vanity, shower and separate toilet
- Updated laundry with overhead cupboards and outside access to the washing line and fernery

Additional creature comforts include gas ducted heating, evaporative cooling, and remote double garage access. Centrally positioned between Upper Ferntree Gully, Knoxfield and Lysterfield you are surrounded by recreation, amenities and schools. With three primary schools within 2kms and walking distance to St Joseph's College education is no problem. Quick access to Ferntree Gully Road, Burwood Highway, Wellington Road, and East link. Follow the family aura to 11 Auriol Court, contact Josh or Holee for your viewing today! Proudly Marketed By Harcourts Boronia. Photo ID Required At Inspections.