

# 11 Hearn Road, Brown Hill, Vic 3350



## House For Sale

Thursday, 13 June 2024

11 Hearn Road, Brown Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 2224 m2**

**Type: House**



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**\$795,000 - \$850,000**

Nestled in the woodlands of Brown Hill, this well-maintained family home sits on a sprawling 2224m<sup>2</sup> (approx) plot of land, offering potential for further development (STCA). Situated amidst bush lands, it is conveniently located within short distance to schools, the newly developed Ryans IGA with essential amenities, and the bustling CBD. Easy access to the Western Freeway simplifies commuting. The home boasts a classic brick facade with a front veranda and well-manicured gardens. Inside, you'll find three bedrooms, each equipped with built-in robes, sharing a stylish bathroom. The living area, with additional lounge room, offers a relaxing space, while the seamless connecting dining and kitchen area serve as an inviting space for family meals. The kitchen is equipped with modern appliances, including a gas stove, dual wall ovens, dishwasher, fridge space and pantry. The laundry room includes a trough, washing machine space, separate toilet, and a broom cupboard while additional linen cupboards in the passage enhance storage options. The home is equipped with heating and cooling options for year-round comfort. Stepping outside, you'll find an entertainment area perfect for hosting events and making memories. Ample secure parking is available in the carport, and a large shed provides extra storage. The backyard is adorned with an array of plant life and fruit trees, lush lawns, and a hot house for gardening enthusiasts. This home masterfully blends modern comforts with classic charm, positioned close to bush lands and essential amenities, offering potential for further development (STCA). Be quick to schedule in your inspection as this one is sure to be popular!