

11 Merrigan Court, Roxburgh Park, Vic 3064

House For Sale

Tuesday, 16 January 2024



11 Merrigan Court, Roxburgh Park, Vic 3064

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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\$570,000-\$610,000 Auction 10th February

Located in a highly sought-after, quiet and family friendly, pocket of Roxburgh Park and sitting on a generous allotment, is this beautifully maintained and eye catching, solid brick, family home. Providing a perfect example of low maintenance living without compromising on key elements such as a unique style, local convenience and separate living spaces for the privacy of a young, growing family. Boasting two living rooms, great size bedrooms plus gorgeous parkland and water views from your balcony. Also featuring a wide frontage, with immediate street appeal, extra car spaces and the luxury of being close to all local amenities including shops, schools, bus stops and more. Offering:

- Formal lounge room
- Master bedroom featuring ensuite and walk in wardrobe measuring a large 5.35mX3.7m plus balcony with beautiful lake views
- Additional 2 spacious bedrooms with built in wardrobes measuring 3.1mX3m
- Central bathroom with shower, bath and vanity
- Separate toilet
- Separate full-size laundry with side access
- Functional kitchen, featuring ample cupboard space, semi walk-in pantry, stainless steel appliances, hands-free sink mixer and dishwasher
- Adjoining dining/meals area
- Second open plan family living room filled with natural light
- Day and night blinds
- Large backyard with garden shed
- Store room with external access
- Double carport plus long drive way for extra car space
- Wide side access

LOCATION, LOCATION, LOCATION! 50m to St Clair reserve/ reservoir 130m to 541 Bus stop 200m to Foodworks supermarket, medical center, childcare, fast food 650m to Homestead primary 700m to Roxburgh Park College 1.7km to Roxburgh Park train station 1.6km to Roxburgh Park shopping center 1.9km to New Roxy Central shopping complex

ON SITE AUCTION 10TH FEB @ 11:30AM DEPOSIT 10% SETTLEMENT 90-120 DAYS

Contact MELISSA ABELA 0405 264 150 for more information!