

# 11 Phoenix Grove, Fraser Rise, Vic 3336

West Realty

## House For Sale

Wednesday, 12 June 2024

11 Phoenix Grove, Fraser Rise, Vic 3336

**Bedrooms: 4**

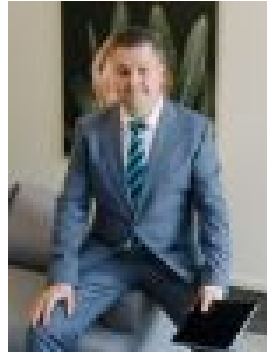
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Samuel Spiteri  
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Cameron Vurovecz  
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**\$680,000 to \$740,000**

Harcourts West presents this stylish, classy & immaculate home, perfectly located in a highly desirable & increasingly popular locale which is sure to impress, offering functionality, flexibility & just waiting for you to call home! \*Sited within close proximity to all amenities Fraser Rise & the surrounds has & will offer including shopping & dining precincts, Springside West Secondary College, public & private schools, parks, medical facilities, public transport, cafe's, restaurants, Taylors Hill Village, CS Town centre, lakes & walking tracks making this property a priority to inspect & providing a great opportunity to purchase an established home in a high demand & established area! \* Move In ready home has nothing left to do but unpack! \* Within minutes to Springside West secondary College. \* Comprising 4 spacious bedrooms. \* Large master suite with double vanity ensuite, oversized shower & walkin robe. \* Front formal lounge with floating cabinetry. \* Immaculate well equipped, kitchen with glass splash back, walk in pantry, stone benchtops, SS appliances including 900mm oven with induction cooktop, rangehood, dishwasher. \* Adjoining meals & generous family area with cabinetry. \* Spotless central bathroom & spacious laundry with ample bench & cupboard space. \* Double remote garage with internal & rear access. \* Large pergola & entertaining area with blinds. \* Generous decked alfresco area with electric blinds, outdoor speakers, outdoor kitchen with sink, BBQ, rangehood, tiled wall, natural gas, a perfect area for family & friends to enjoy. \* Low maintenance garden beds. \* Added features include: ducted heating, refrigerated cooling, alarm, high ceilings, roller shutters, security camera's, Escreen's & blockout blinds & so much more! \* Please call Cameron Vurovecz 0431 945 737 or Samuel Spiteri on 0423 673 254 for any queries, to arrange an inspection of this fantastic property or for any further assistance with your real estate requirements as we're happy to help! \* Harcourts West Realty= Experience, Knowledge & Results! (Photo ID is Required at all Inspections) DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent. Some photos maybe virtually staged.