

# 11 Tylden Place, Westmeadows, Vic 3049



## House For Sale

Tuesday, 9 January 2024

11 Tylden Place, Westmeadows, Vic 3049

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 671 m2

Type: House



Alexander Sherriff  
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Luke Albioli

## **Auction | \$700,000 - \$750,000**

Discover the perfect blend of location, space, and charm at 11 Tylden Place, Westmeadows. Nestled in the areas most sought after pocket, this property sits on an expansive 670sqm of land (approx), offering an exceptional amount of space for your family to thrive. As you step inside, be captivated by the warmth of hardwood flooring that guides you through a spacious living area. The recently renovated kitchen is a culinary delight, featuring benches, an induction stove top, oven, and a convenient dishwashing machine. Three generously sized bedrooms, adorned with new carpeting and built-in robes, provide comfort and style, while the master bedroom comes complete with its own ensuite. A potential fourth bedroom or office adds versatility to this charming residence. The home's charm extends to the central bathroom, where a free-standing bath and open shower beckon relaxation. Yet, the true gem lies outdoors – a sprawling backyard with a massive alfresco area, perfect for year-round entertaining. The single car garage, complemented by an additional carport & shed, ensures ample storage space for your convenience. Additional Features include: - 6.5 KW Solar Panels - Ducted Heating/ Evaporative Cooling - Roller Shutters - Gas log fireplace - KeyLess Entry- Front Sprinkler System Strategically located within walking distance to Westmeadows village (250 metres), Moonee Ponds Creek Trail, local parks, and ovals, this residence promises the tranquility of a quiet neighbourhood year-round, with minimal traffic congestion. Ideal for growing families or those seeking to embrace the best Westmeadows has to offer, 11 Tylden Place is more than a home – it's a lifestyle waiting to be embraced. Don't miss your chance to call this extraordinary property yours!