

**12 Addison Way, Roxburgh Park, Vic 3064**



**Sold House**

Thursday, 17 August 2023

12 Addison Way, Roxburgh Park, Vic 3064

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 413 m2**

**Type: House**



Melissa Abela  
0393094888



Ali Faour  
0393094888

**\$501,000**

Located in a highly sought-after pocket of Roxburgh Park and sitting on a generous 415m<sup>2</sup> approx. allotment, is this well maintained solid brick, family home. Providing a perfect example of low maintenance living without compromising on key elements such as convenience, comfortability and space. Gorgeous parklands only a minute walk from your front door as well as the luxury of being close to all local amenities including shops, schools, bus stops and more. Offering: • 3 bedrooms with built in wardrobes • Serviced by a central bathroom • Separate laundry • Family lounge room • Kitchen, with ample cupboard space, stainless steel appliances and pantry • Adjoining dining • Good size backyard for kids to play • Wide side access secured by a gate • Wide frontage • Currently leased for a great return of \$1825 per calender month LOCATION, LOCATION, LOCATION! 100m to St Clair reserve and Kirwan Park 400m to Bus stops 600m to Homestead shops 750m to Roxburgh Park College and primary 900m to Homestead primary school 1.7km to Roxburgh park train station 1.8km to Roxburgh park shopping centre 1.8km to Roxy Central amenities and medical facilities Contact Melissa Abela for more information!