

**12 Adelong Boulevard, Cobblebank, Vic 3338**

**House For Sale**

Tuesday, 12 December 2023



12 Adelong Boulevard, Cobblebank, Vic 3338

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



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Britteny Cooke  
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**\$599,000 - \$659,000**

Situated in the heart of Cobblebank and close to the upcoming; St Francis Catholic College, Future Melton Hospital as well as the current new Strathtulloh Primary School, Cobblebank Train Station, Cobblebank Athletics Track, Cobblebank Village. Making this great home is perfect for any savvy buyer looking for their first home, investment or downsize. Upon entry to this property you are greeted by a bright and airy feel from the neutral colour palette, and modern finishes. At the front of this great floorplan, you are greeted by the formal living area, providing space to entertain the whole family. Moving through the home you are met with the master bedroom complete with walk in robe and bright ensuite, the remaining three bedrooms all have built in robes and are serviced by a stunning central bathroom. The well designed floorplan of this property is perfect for a family. With an open modern kitchen that comes equipped with some of the finest quality fittings such as; 900mm gas cooktop & stove, 20mm stone benchtops, dishwasher, and ample bench and storage space. The family/meals area seamlessly allows the natural light to flow through all living quarters and the additional front formal living zone provides the room for everyone. Stepping outside you are greeted by a perfect low maintenance backyard, with a concreted under roofline alfresco entertaining area and a large grassed area. There is plenty of room for the whole family. Additional features include; ducted heating, split system cooling, double car garage with internal and external access, stone benches to both bathrooms, front and back landscaping and much more. You don't want to miss this opportunity to secure this fantastic property so call Ryan today on 0434 900 300 to arrange an inspection. (Photo ID is Required at all Open For Inspections) At YPA Melton "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency.