

**13 Eildon Parade, Rowville, Vic 3178**



**House For Sale**

Friday, 10 November 2023

**13 Eildon Parade, Rowville, Vic 3178**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 685 m2**

**Type: House**



Nick Strilakos  
0403510712



Tess Maxwell  
0423688355

## **Auction This Saturday at 10am**

Tying together all the elements required for successful family living, this immaculately presented home is sure to impress families, investors or those seeking their first home. Capturing a comforting yet contemporary ambience, the home's welcoming lounge room flows over glistening modern flooring, with the adjoining dining zone wrapping around to the kitchen where you'll find cork floors, Blanco oven/gas cooktop and Asko dishwasher. Intelligently designed to deliver a smooth interaction between the indoors and out, glass sliding doors open out onto a large covered deck where you'll be able to entertain to your hearts delight, while children play for endless hours in the generously sized backyard. The home's accommodation is excellent and includes three well-sized bedrooms, two with built-in robes, including the master bedroom boasting his/her built-in robes and ensuite, supplemented by a family bathroom, separate toilet and laundry. Equipped with ducted heating and split system air conditioning for year-round comfort, along with the alluring extras of CCTV cameras, water tank, garden shed, remote-controlled front gate plus a tandem carport with gated trailer access to the backyard. Well placed within walking distance to St Simon's Primary, Rowville Primary, Rowville Secondary, walking trails around the lakes, Eildon Reserve, Stud Park Shopping Centre and buses, near Monash and Eastlink Freeways. Photo ID required at all open for inspections. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquiries and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>