

137 Arbour Boulevard, Burnside Heights, Vic 3023



House For Sale

Monday, 22 April 2024

137 Arbour Boulevard, Burnside Heights, Vic 3023

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 612 m2

Type: House



Nivin Salsa
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CONTACT AGENT NOW

Welcome to 137 Arbour Boulevard Burnside Heights! This stunning Carlisle home is in Kororoit Creek Catchment zone, is the perfect luxury home for you. Once you step into the foyer through the beautiful double entrance door you are greeted with an expanse of attractive spotted gum timber floors that takes you into a flowing ground floor of open plan living overlooked by a luxurious kitchen fronting a beautiful living area with gas heated fireplace and dining area. This stunning 4 bedroom, plus a study, theatre room and multiple living area sits on a spacious land area of 612 sqm, offers plenty of room for outdoor activities in the backyard as well as comfortable living inside. The house features a modern design with a balcony overlooking the an unobstructed serene view of the reserve, perfect for enjoying your morning coffee or evening sunset. The open floor plan includes a dining room, living room with a fireplace, and a kitchen with high-quality appliances. The property also includes a 3-car garage, perfect for storing your vehicles or outdoor equipment. The hardwood flooring and stylish interior design make this house feel like a home. Other features include:

- Spacious master bedroom with parents retreat overlooking the balcony, ensuite with double vanities and double showers and WIR with a cabinet and shelves
- Generous study room with separate access for your home business
- Square set ceilings
- Theatre room that can be turned easily to a fifth bedroom for your guest if needed
- Powder room downstairs
- Stylish front yard with wired lights and decking area to give a majestic look to your façade
- 8 Security cameras
- Heating and cooling system only 2 years old
- Build in BBQ facility in the attractive decked outdoor area for your friends and family gatherings
- Kitchen is equipped with 80mm drop down stone bench top with glass splash back and 900 mm stainless steel appliances, dishwasher and a walk in pantry
- 2 Water tanks to water the lemon, peaches and plum trees
- Garden shed
- Ducted vacuum
- Spa in the shared bathroom
- Triple car garage with roller door access to the backyard
- Multiple storage areas including under stairs storage

This property is walking distance to Kororoit Creek school, walking trail, parks, and Caroline springs shopping centre and lake. Don't miss out on the opportunity to make this house your new home. Contact Nivin today on 042 49 35 361 to arrange a viewing. (Photo ID is Required at all public and private inspections) **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Some pictures are virtually staged and represent mock furniture that is not included in the sale of the property. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>