

**14/205 James Mirams Drive, Roxburgh Park, Vic  
3064**



**Townhouse For Sale**

Friday, 10 May 2024

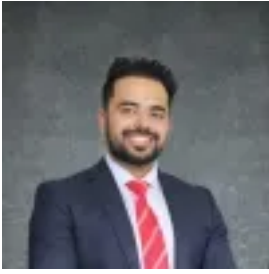
14/205 James Mirams Drive, Roxburgh Park, Vic 3064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Anu Sharma  
0399757080



Jackson Caine  
0399757080

**\$480,000 - \$520,000**

LJ Hooker Point Cook proudly presents 14/205 James Mirams Drive, Roxburgh Park. Offering a lifestyle of absolute convenience, this immaculate townhome is the ultimate in low-maintenance living. A perfect choice for first home buyers and downsizers, and a brilliant addition to any property portfolio, this light-filled abode boasts generous living and meals spaces, a modern kitchen, three bedrooms, two bathrooms and secure parking for two vehicles. With local shops, parklands and public transport within walking distance, this home represents unmissable opportunity. - With oversized windows and an abundance of light throughout, this bright and open residence offers inviting spaces to relax and unwind. The generous living room includes soft carpets underfoot, while the separate meals area adjoins the kitchen, ensuring effortless mealtimes. - The modern kitchen is beautifully appointed, boasting a central island bench, a breakfast bar and ample storage space. Quality stainless-steel appliances include an electric cooktop, under bench oven and dishwasher, complemented by a glass splash back. - The upper level of the home offers three spacious bedrooms, the primary suite complete with a walk-in-robe and stylish ensuite with extra-large shower. Each additional bedroom includes a built-in robe and shares access to the family bathroom, with a bathtub and separate WC. - With attractive brick and rendered exteriors, this double-storey townhome is complete with a low maintenance courtyard, encompassing private gardens and a paved outdoor patio. - Additional appointments include a double remote-control garage, internal laundry facilities, wall heating, split system air conditioning, quality roller blinds and downlights throughout. Offering exceptional convenience, this property is within walking distance of Woolworths Greenvale Lakes, Woodlands Kindergarten and Arena Recreation Reserve, and is minutes from Roxburgh Village Shopping Centre, Craigieburn Central and Splash Aqua Park. For families, both Roxburgh Rise Primary School and Roxburgh College are within proximity, while commuters enjoy easy access to Melbourne CBD, with nearby public transport options including Craigieburn Station. Note. 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. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 22/04/24.