

15 Cypress Avenue, Boronia, Vic 3155



House For Sale

Saturday, 4 May 2024

15 Cypress Avenue, Boronia, Vic 3155

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 726 m2

Type: House



Yuni Kim

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Matthew George

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Auction (\$850,000 - \$910,000)

Nestled in a coveted locale, this distinguished 3-bedroom, 2-bathroom residence exudes both space and charm. Upon entry, an abundance of natural light illuminates the expansive open-plan living, kitchen, and dining area, complete with two split-system air conditioners for climate control, seamlessly extending to a covered deck, ideal for alfresco entertaining. Adjacent to the entry, the primary bedroom awaits, featuring a shared walk-in robe and ensuite for added convenience. Continuing through the home, the heart of the abode reveals an original kitchen boasting wrap-around benches, a four-seater breakfast bar, walk-in pantry, and deluxe 900mm 5-burner gas cooktop with tiled splashback. Towards the rear, discover a generously sized laundry room with built-in cupboard, a main bathroom, and a WC serving the third bedroom. Outside, a detached studio awaits, equipped with its own split-system air conditioner and detached bathroom/laundry featuring its dedicated water tank, presenting an ideal retreat or workspace solution. Further enhancing this property, enjoy the convenience of a double car garage/workshop with remote garage door access, ducted heating throughout, outdoor security shutters, elegant floating floorboards, meticulously landscaped gardens with veggie patches, and additional off-street parking in front of the garage, culminating in a residence of distinction and practicality.

FEATURES:

- 3 Bedrooms, 2 with shared WIR, 1 with BIR
- 2 Bathrooms
- Main bathroom with bath, shower, single vanity and skylight
- ENS has shower, toilet, single vanity and skylight
- 1 WC
- Main Bedroom has shared ENS and WIR with second bedroom
- Original Kitchen with wrap around benches
- 4 Seater breakfast bar
- 5 burner gas cooktop
- Built-in oven
- Tiled Splashback
- Dual Dishwasher Draws
- Walk in pantry
- Generous Laundry Facilities
- Light filled Open Plan Living, Dining, Kitchen
- 2x Split System Air Conditioners
- Ducted Heating Throughout
- Covered Deck
- Double Car Garage/Workshop
- Remote Garage Door
- Detached Bathroom/Laundry Servicing Bungalow
- Spacious Bungalow/Studio with Split System AC
- Additional car spaces in front of Garage
- Floating floorboards throughout except for bathrooms and laundry
- Outdoor shutters

LOCATION: Ideally situated in a prime location, this property offers convenient access to a wealth of educational and recreational amenities. Residents can enjoy the abundance of nearby parks such as Boronia Park, Chandler Park, Genista Reserve, Penrith Street Reserve, and Tim Neville Arboretum, catering to a variety of outdoor pursuits. The area is also well-served by a selection of esteemed schools including Boronia West Primary School, St Joseph's Primary School, Wattle View Primary School, Fairhills High School, Bayswater Secondary College, and Heritage College Knox, ensuring accessible education options. Additionally, the proximity to Boronia Junction provides convenient access to retail options, while the nearby Westfield Knox, just a brief 10-minute drive away, offers further shopping opportunities, enhancing the overall convenience and lifestyle appeal of this property.

On Site Auction Sunday 26th of May at 11am