

**17 Anncy Boulevard, Fraser Rise, Vic 3336**



**House For Sale**

Thursday, 18 April 2024

17 Anncy Boulevard, Fraser Rise, Vic 3336

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 478 m2**

**Type: House**



Mohammed Safatli

0414622170

**\$620,000 - \$680,000**

Pristine Throughout Calder Real Estate proudly brings to you a home that is centrally located within a short stroll to schools, shops, transport and parklands. First impressions will last as will the lifetime of enjoyment offered by this elegant modern home carrying an instantly appealing facade preceding a meticulously exemplified home proudly complete with impressive tones and textures sure to please the most fastidious buyer. Its generously proportioned layout is complemented with entry hallway consisting of formal lounge room, open plan living, dining and hostess kitchen (with stone bench tops, 900mm stainless steel appliances, dishwasher, walk in pantry and fridge plumbing). Seamlessly flowing outdoors is an alfresco enormously extended by a solid gable pergola with, fire wood heater, built in BBQ and bar perfect for hosting any sized gathering enjoyed all year round yet leaving ample yard for the kids and pets to mingle. The sleeping quarters combine 4 bedrooms, master wing with a full ensuite and WIR. Complete with high ceilings, central heating, evaporative cooling, 6 x CCTV cameras, powder room, ample storage, two car remote controlled garage with internal access, water tank, shed and more. Sitting on a 478sqm allotment, homes of this calibre are highly sought yet rarely found, be sure to inspect. Condition of Entry: Please note that a Photo ID is required at all Inspections for any visitors entering the premises. Disclaimer - All advertised information including illustrations do not constitute any representation by the agent or vendor as being definite or 100% correct. In all aspects of information, buyers should carryout their own due diligence.