

# 17 Crathe Close, Roxburgh Park, Vic 3064

## House For Sale

Friday, 2 February 2024



17 Crathe Close, Roxburgh Park, Vic 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Contact Maple!

In a striking, tightly held locale sought-after for quiet and closeness, this stunning family residence is set to impress with its immense amount of space and charm, certain to cater to every member of the growing family, situated in the heart of Roxburgh Park, near key amenities such as Woolworths Shopping Complex, Roxy Central, Kolbe Catholic College, local schools, public transport, and parklands. The well-equipped kitchen features a Technika 600mm oven, 600mm stove top, Dishwasher, and a built-in pantry. The open floor plan encompasses three distinct living zones, offering flexibility for various lifestyle preferences. Step outside to the sunroom outdoor entertainment zone, ideal for hosting gatherings or enjoying peaceful evening also comes with tidy backyard with a shed. The master bedroom is a private sanctuary with a walk-in robe and ensuite. Three additional bedrooms, each with built-in robes and split system air conditioning, provide comfortable and private spaces. Laminate flooring in most of the living and bedrooms. The central bathroom, positioned perfectly for the three bedrooms, includes a bathtub and spacious shower, along with a separate water closet. The laundry, with outdoor access, adds practicality, and the house features ample storage, including a linen closet and lock-up garage with space for 2 cars. Additional features:

- Massive 7.8kw solar panel to significantly minimize energy bills
- Security Alarm
- Evaporative Heating and Cooling, plus Split system in all the bedrooms and the living area
- Smart Oyster Lights in the kitchen, lounge and sunroom
- Landscaped front yard

This is one home you don't want to overlook. For all enquiries contact Bimal on 0414 433 552 and Silva on 0455 631 680.