

**17 Hutton Avenue, Ferntree Gully, Vic 3156**

**House For Sale**

Thursday, 16 November 2023



17 Hutton Avenue, Ferntree Gully, Vic 3156

**Bedrooms: 3**

**Bathrooms: 1**

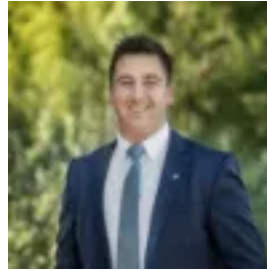
**Parkings: 2**

**Area: 553 m2**

**Type: House**



Ash Thompson  
0398706211



Alan Hodges  
0398706211

**\$750,000 - \$825,000**

A gorgeous first home for a couple or young family completely set back on a private gated property, this modern toned weatherboard provides a relaxed lifestyle set at the foothills of the Dandenong Ranges. Completely rejuvenated for living in today's world with an inviting merbau decked front verandah. Timber polished floors, pretty cornices and a fresh palette complete a large living room featuring a crackling open fireplace for snuggling up on chilly Melbourne evenings. Blending with a kitchen/meals area that has been thoughtfully styled with lots of storage and stainless steel appliances including a gas cooktop and dishwasher plus round feature sink with goose neck tap and a vibrant splashback adding a modern pop of colour to this lovely space. Leading outdoors to a beautifully landscaped easy-care courtyard with huge pergola and ceiling fan for relaxing with family and friends. As a bonus, the front yard provides great space for a family with ample shade from established trees. Three sizeable bedrooms, built in robes, include a master with sheers and terrific integrated cabinetry and drawers. Sharing a bright white bathroom with shower and bath plus a separate toilet. Additionally offering gas ducted heating, split system, laundry, linen press and single garage plus ample secure parking behind double entrance gates. Young families will love the hidden forest walks, bike rides along the trails and picnics at Koolunga Native Reserve at the end of the street. Just a little further to the Dandenong Ranges, Kokoda Memorial Track Walk (1000 Steps) and the Boronia Sports Stadium and a host of different sports. In a central position within minutes of Boronia Junction and Central shops, eateries and cinemas and Ferntree Gully Station Street shops. Zoned to Ferntree Gully North Primary and Boronia K-12 College. Close to Ferntree Gully train/bus station, Angliss Hospital and strong connections to Eastlink.