

**18 Menzies Promenade, Derrimut, Vic 3026**

**Sold House**

Friday, 8 September 2023



18 Menzies Promenade, Derrimut, Vic 3026

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 391 m2**

**Type: House**



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**\$650,000**

\*\*\*SOLD AT AUCTION BY ADRIANO PERSICHETTI - 0402 055 437\*\*\*Comprehensively refreshed so that a cool modern mood complements its ideal dimensions, this inviting home's corner site provides a perfect lifestyle setting directly adjacent to parkland and walking paths. 3 bedrooms and 2 bathrooms including a main bedroom with a walk-in robe and ensuite create a welcoming first impression in a home where style is the story and quality is clearly the message. New carpets beneath high ceilings enhance the sense of space while new LED lights support the superb natural illumination. Fresh paint is featured throughout, including in the generous open-plan living and dining area that incorporates an immaculate original kitchen equipped with an island bench/breakfast bar, new dish-washer, Westinghouse appliances and loads of clever cabinetry. New block-out blinds, ducted heating, split system cooling and a separate laundry add to the indoor allure, surrounded by beautifully low-maintenance outdoor spaces with flood-lighting, a double garage and the option of convenient side access. Reach Balmoral Park, St Lawrence Primary School, shops and the Western Freeway in moments from this fantastic address. My Agent Real Estate, a boutique agency offering a high level of service and innovative Real Estate practices to our clients right across Melbourne. Please visit our web site [www.myagentre.com.au](http://www.myagentre.com.au) where you can see all our listings and apply for our properties on line. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>DISCLAIMER: 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.