

# 191 Arbour Boulevard, Burnside Heights, Vic 3023

West Realty

## House For Sale

Saturday, 18 May 2024

191 Arbour Boulevard, Burnside Heights, Vic 3023

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 624 m2**

**Type: House**



Nathan Hunt  
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Samuel Spiteri  
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## Private Sale - By Negotiation

Harcourts West proudly presents this stylish & immaculate light filled home, filled with warmth, class & character & built for a family lifestyle of convenience & comfort on approx 624m<sup>2</sup> of prime land. Ideally located near Kororoit Creek Primary School & within close proximity to all amenities Burnside Heights & the surrounds has to offer including Gilson College, sporting grounds, swim centre, parklands, Water Vale shopping precinct, cafe's, restaurants, medical facilities, public transport, Caroline Springs town centre & Lake Caroline, making this property a priority to inspect! \* Providing a great opportunity to purchase an established home in a high demand area.\* Comprising of 4 generous bedrooms, 2 bathrooms & 3 living areas.\* Formal lounge.\* Substantial master with walk-in robe & immaculate updated ensuite.\* Well-appointed kitchen with SS appliances including: electric 900mm oven with gas hotplates, rangehood, dishwasher & plenty of bench & cupboard space.\* Adjoining meals & generous family area.\* Separate retreat/study/home office area.\* Double remote garage with internal access.\* Side access for boats, caravans, trailers, ideal for the tradsperson,\* Modern, updated central bathroom & updated laundry with ample storage space.\* Step outside to an oversized decked alfresco & outdoor entertaining/dining area.\* Grassed area for those with pets & kids, established trees, garden shed.\* Also featuring: ducted heating, split system, alarm system, floor boards & so much more!\* Please call Nathan Hunt on 0409 853 503 or Samuel Spiteri 0423 673 254 to arrange an inspection of this fantastic property! (Photo ID is Required at all Open For Inspections) DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent.) Some photos maybe virtually staged)