

**2/155 Kanooka Road, Boronia, Vic 3155**



**Townhouse For Sale**

Wednesday, 12 June 2024

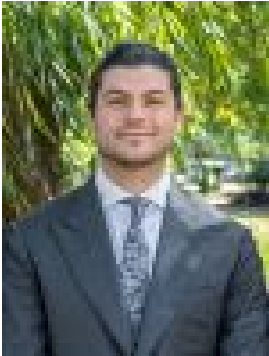
2/155 Kanooka Road, Boronia, Vic 3155

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Rene Mawad  
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Sam Sassoon  
0487610018

## **Auction (\$830,000 - \$899,000)**

**THE PROPERTY** Designed for open plan ease, this contemporary three-bedroom home offers an easy-to-manage lifestyle in stylish surrounds. Spread across two enticing levels, this modern retreat features an expansive living room upon entry, highlighted by an exposed staircase and ornate gold chandelier. Stunning floorboards flow through to the sleek contemporary kitchen complete with stone waterfall island bench, feature pendant lighting, walk-in pantry and Bosch appliances, certain to please the resident chef. Outdoor entertaining is effortless, with sliding doors revealing a covered alfresco deck and low maintenance yard, a serene and private space ideal for year-round enjoyment. Privately positioned on the ground floor, the luxe main bedroom includes walk-in robe and lavish ensuite with rain shower head, while upstairs, two further bedrooms boast built-in robes, one with an ensuite, while the other rests alongside the family bathroom which includes a majestic Danish bathtub. Additional inclusions of an upstairs study, split system heating and cooling in living and bedrooms, dedicated laundry, powder room, garden shed, water tank, double garage and video doorbell add exceptional value and appeal to this deluxe retreat.

**THE FEATURES**

- Stylish three-bedroom, potential fourth bedroom/study, three-bathroom modern home
- Ground floor main bedroom includes WIR & ensuite
- Two robed first-floor bedrooms, one with ensuite
- Luxe bathroom with bath, vanity, shower & toilet
- Covered entertainer's alfresco deck & easy-care yard
- Split system heating & cooling in living & all bedrooms
- Double garage with additional off-street parking space

**THE LOCATION** Ideally positioned close to shops, trains and eateries in Boronia central, with Westfield Knox and Eastlink mere minutes away, Knox Leisureworks and plenty of parkland to enjoy, plus local schools within walking distance including Bayswater South and Knox Central Primary, and St Joseph's College and Fairhills High nearby.

On Site Auction Saturday 29th of June at 2pm