

# 2/3 Tyabb Court, Broadmeadows, Vic 3047

## Townhouse For Sale

Tuesday, 30 April 2024



2/3 Tyabb Court, Broadmeadows, Vic 3047

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Richard Ali  
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Roy Khoder  
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## PRIVATE SALE | \$400K-\$420K

Set in one of Broadmeadows' most favoured locations, moments from Broadmeadows Valley Park and trails, and walking distance to absolutely everything, this peacefully set townhome is the complete package for first homebuyers, young families and savvy investors. Offering modern style and fuss free living, the open plan living spaces on the ground floor are highlighted by beautiful timber floors. The ample kitchen offers stainless steel cooking, and the versatile space spills out through wide sliding doors to a fantastic deck and rear courtyard, with raised gardens and high fences, just perfect for private entertaining. Two comfortable bedrooms with timber floors and built-in robes are positioned upstairs alongside the large family bathroom, tiled floor-to-ceiling and offering a separate bathtub and shower, and a wide vanity. The home features ducted heating, split systems in the bedrooms and living area, downstairs powder room, a large laundry with additional storage just inside the entry, and lock up garage with internal access to the home. A short walk from Ripplebrook Drive playground and dog park, as well as Merricks Street Reserve, there are bus stops just a block away, with Broadmeadows shops and station, schools, leisure centre, Kangan Institute and Northern Health all within a 15 minute walk from home.