

**2/37 Harcourt Road, Boronia, Vic 3155**



**Sold Unit**

Monday, 14 August 2023

2/37 Harcourt Road, Boronia, Vic 3155

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 282 m2**

**Type: Unit**



Blayze Fatchen  
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**\$637,500**

**THE PROPERTY** Positioned for privacy at the back of a boutique block of two, this contemporary three-bedroom unit is ideal for first home buyers, downsizers and astute investors alike. The inviting brick façade welcomes you inside, where the light-filled formal living zone is immediately comfortable, flowing effortlessly to the separate kitchen and meals domain. Cooking is a pleasure in the sparkling kitchen boasting tiled splashbacks, quality appliances and breakfast bar, with sliding doors revealing a spacious covered alfresco and private rear yard framed by lush lawns and gardens. Two generously sized bedrooms feature built-in robes, with a third bedroom enjoying garden views, while the central fully tiled bathroom flaunts shower, bath, vanity and separate toilet. With ducted heating and evaporative cooling to maintain the ambience year-round, this impressive unit is ready to move in and enjoy or update the interiors to make it your own.

**THE FEATURES** • Contemporary three-bedroom, one-bathroom unit • Light-filled formal living zone with ceiling fan and air conditioner • Three generous bedrooms, two boasting built-in robe storage • Fully tiled bathroom flaunts shower, bath, vanity & separate toilet • Spacious paved and covered alfresco ideal for entertaining • Ducted heating and evaporative cooling for comfort • Remote single garage with rear roller door plus single carport

**THE LOCATION** Adding to the home's extensive appeal is a fantastic location situated within walking distance of shops, dining and trains at Boronia Central, cafés and parkland in The Basin, with local schools including Boronia K-12, St Bernadette's Primary and The Basin Primary all within easy reach.