

**20 Klein Crescent, Roxburgh Park, Vic 3064**

**FRANK.**

**Sold House**

Tuesday, 16 January 2024

20 Klein Crescent, Roxburgh Park, Vic 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Frank Squatrito

**\$675,000**

Welcome to this impeccably maintained and generously sized single-level family home in the highly sought-after Roxburgh Park. Positioned perfectly on a proportionate 480m<sup>2</sup> allotment, with convenient access to a walking track linking to Kirwan Park Reserve and wetlands, this residence offers the perfect blend of elegance and comfort. Additionally, it is within walking distance to the local Homestead shopping precinct, Homestead Primary, and the Homestead Family and Child Care Centre. Conveniently close to all amenities, including the Roxburgh Park Shopping Centre, Train Station, and a variety of primary and secondary schools. The contemporary decor upon entering emphasizes both space and style, setting a sophisticated tone. The master suite in the front quarters features floorboards, a walk-in robe, and a modern ensuite. The fourth bedroom, cleverly located for versatility, can serve as a nursery or family office. The front living area includes a generously proportioned lounge/theatre room, providing a versatile and comfortable space for family activities or relaxation. Moving through the home, you'll discover the well-planned family quarters. The kitchen takes center stage, boasting a large stone-finished breakfast bench, a 900mm upright stove, and a Bosch dishwasher for added convenience. The adjacent light-filled dining area with a large bay window opens to the spacious family room, ideal for accommodating family gatherings. Sliding doors lead to the outdoor alfresco, creating a seamless flow to the beautifully manicured backyard with lush lawns and established trees. The rear quarters of the home feature two additional well-sized bedrooms with built-in robes, serviced by the main bathroom. Noteworthy features include shaker-style kitchen cabinetry, gas ducted heating, evaporative cooling, gas hot water, solar electricity, alarm system, roller shutters, a large double garage with extra storage and a workbench, and rear access to the yard. A garden shed completes the practical amenities. With everything in place for a comfortable living experience, this home invites you to move in and start enjoying. Don't miss the chance to explore this wonderful property - join us at our next open inspection or arrange a private viewing at your convenience. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.