

**21 Ambleside Crescent, Berwick, Vic 3806**



**House For Sale**

Friday, 17 May 2024

21 Ambleside Crescent, Berwick, Vic 3806

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$650,000 - \$690,000**

Welcome to this beautifully presented contemporary single-storey home in the highly sought-after neighbourhood of Berwick, with proximity to Berwick Lodge Primary School, Kambrya College and a host of local amenities including Berwick Shopping Village and Federation University. Situated within walking distance to Berwick Train Station and serviced by the 834 bus route, the location ensures ultimate convenience matched with tranquil suburban living. The abode features a modern facade with a wide frontage, rendered in a stylish light grey against a presentation of lush green lawn and neat border gardens. A timber decked entry portico invites you inside, while the facade boasts LED feature lighting. An expansive concrete driveway leads to a rear-positioned double lock-up garage providing ample parking and storage. Inside, the home boasts hardwood timber floors and is filled with natural light from large windows adorned with double roller blinds. The open-plan living space is equipped with ducted heating and split-system air conditioning. Modern LED downlights add elegance to the well-maintained interior. Outside, an external storage shed keeps your lawn care equipment and bikes secure. The heart of the home is the luxurious kitchen, characterised by a stunning stacker stone themed tiled splashback and ample gloss-white cabinetry. The design is completed with 40mm rounded edge laminate countertops, a stainless steel dishwasher, plus a 600mm electric oven with a gas burner cooktop, ideal for the home chef. There are three well-sized bedrooms, each with robe storage. The bathroom has been opulently upgraded to feature sleek modern tiles, a frameless oversized shower and a wide double vanity unit beneath a glass brick privacy window. Property Specifications:

- Three bedrooms, open-plan design, sunny deck, easy-maintenance lawn and gardens
- Abundant off-street parking
- Ducted heating and AC, LEDs, double roller blinds, timber hardwood floors, LEDs
- Double lock-up garage
- Walk to schools, parks, shops, bus stop, train station and university
- Well-presented inside and out