

# 22 Bristol Court, Kilsyth, Vic 3137



## Sold Unit

Saturday, 24 February 2024

22 Bristol Court, Kilsyth, Vic 3137

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 280 m2

Type: Unit



James Lingwood  
0385952777



Rhett Butler  
0459876397

**\$700,000**

Ease effortlessly into a stress-free lifestyle where you can savour more leisure time, by securing this beautifully presented residence on approximately 280sqm. Peacefully poised at the bowl of a court, with the Mount Dandenong Ranges as its backdrop, it boasts the most idyllic position: situated around one hundred metres from Balmoral Reserve and Playground, and close to an array of quality amenities including bus stops, Collins Place shops, Churinga Shopping Centre with Woolworths and Aldi supermarkets, several schools plus excellent community, childcare and medical facilities.- Surrounded by low maintenance gardens, the home has lovely street presence that invites you in from the moment you arrive- A functional single-level floorplan is revealed within, complemented by crisp white paintwork, new flooring and blinds- A large lounge with a study corner is the first room you will discover and opens via French doors to a deck area- The connecting family and meals area affords additional space for the home's occupants to stretch out or congregate- For easy cooking, the kitchen comes equipped with all the essential appliances and hosts handy cupboard storage- Three bedrooms, including two with built-in wardrobes, supply a restful setting for sleep- A family bathroom and a separate wash closet comfortably service the rooms- The full-size laundry is a practical space to do the washing and offers convenient outdoor access- Ducted heating, one air conditioner, a linen press cupboard and a shed enhance the home's level of comfort and function- Secure parking is provided courtesy of a single carport with a roller door