

# 22 Franleigh Drive, Narre Warren, Vic 3805



## House For Sale

Wednesday, 6 March 2024

22 Franleigh Drive, Narre Warren, Vic 3805

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 698 m2**

**Type: House**



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**\$695,000 - \$745,000**

Viewing is essential to fully appreciate this property and all that it has to offer! Nestled in a prime location and on a tranquil street, this home sits on a spacious 698sqm (approx.) allotment. This house is perfect for first home buyers or for savvy investors seeking a spacious block! Unlimited development potential awaits! As all plans and permits have been approved, this section could also present an opportunity to subdivide. Situated in a convenient location, spacious, homely and close to everything you need, come and take a look at a home that investors and families alike will fall in love with! This spacious property has so much on offer, including:

- Three bedrooms, all fitted with built in robes
- Open plan kitchen features stainless steel appliances including built-in-oven, gas stovetop, a pantry and ample cupboard space throughout
- Two separate living areas including front living and a family/meals area
- Bathroom features a bathtub, shower and a separate toilet
- Split system air conditioning unit in the front living will keep you comfortable all year round
- Separate laundry features built in cupboards and external access
- Paved alfresco area with pergola
- Huge backyard features ample amount of lawn perfect for kids/pets to run around and a shed
- Spacious backyard has permits and zoning approved for the build of proposed double story unit as per floorplan
- Double carport connected to driveway provides ample parking space

A fantastic location with all the essential amenities located within walking distance or a short drive away! Maramba Primary School and Fountain Gate Primary School are both a 15 minute walk away, while Don Bosco Catholic Primary School is a 7 minute drive away. For older children, Fountain Gate Secondary School is a 15 minute walk away, while the exclusive Harkaway Hills College is 8 minutes driving and Heritage College is 10 minutes driving. All your shopping needs will be met with Parkhill Plaza and Westfield Fountain Gate Shopping Centre both a 6-minute drive. Bus stops are located a short walk away, Narre Warren Train Station is a 9-minute drive, while the Monash Freeway is close by and easily accessible.