

# 24 Clarice Crescent, Brookfield, Vic 3338



## Sold House

Saturday, 11 November 2023

24 Clarice Crescent, Brookfield, Vic 3338

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 512 m2

Type: House



Ashwin Sharma

**\$530,000**

• Year Built 2017 • Builder Tribeca Homes • Rental Appraisal \$400-\$430 • North-east facing • Currently on periodic lease • Melton South Primary School P-6 • Staughton College 7-12 • Ducted heating throughout • Reverse cycle split units x 2 • Stone benchtops

This beautiful family home offers four bedrooms and two living areas, two bathrooms, separate toilet and laundry, double garage with internal access, open plan kitchen and living/dining area plus a separate lounge. All bedrooms with built in wardrobes. Situated near parks, schools and shopping. Live your life at ease with the contemporary open plan kitchen and living area. Loads of natural light from all sides provides inspiration in this low maintenance property. Living area at rear of the property opens to a sheltered alfresco area and secluded backyard. Landscape designed front yard with Australian native garden. Enjoy everything the Melton area has to offer. Located within close proximity to primary, secondary and pre-schools. This property is superbly maintained and immaculately presented. For more information, please contact Ashwin Sharma.

1. Fantail Way Reserve. Children's playground, picnic area, bbq facilities.

2. C.J. Melrose Memorial Reserve. Walking and bicycle paths in this extensive parkland surrounding Arnold's Creek.

3. Botanica Springs Children's and Community Centre. Multi-purpose venue for local community activities.

Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.