

**275 The Lakes Boulevard, South Morang, VIC, 3752**

**HARVEY KALISH RATA & CO**

**Sold House**

Thursday, 20 July 2023

275 The Lakes Boulevard, South Morang, VIC, 3752

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Daniel Taylor  
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## **A lifestyle of convenience!**

Perfectly positioned in a sought after location within the prestigious Mill Park Lakes Estate, this superbly crafted home incorporates a spacious floor plan with modern design. Recently built in 2020, this family home offers a lifestyle of convenience with all the important amenities at your fingertips such as Coles supermarket, both Middle Gorge and Hawkstowe train stations, numerous childcare/kindergarten options schools and Westfield Plenty Valley. Offering:

- 3 Bedrooms (main with full ensuite + walk in robe)
- 2 Bathrooms in total
- Lock up garage with internal access
- Private backyard with artificial grass
- Open plan lounge and meals area
- Well maintained gardens with irrigation systems
- Kitchen with gas stove, dishwasher and walk in pantry

With extras that include gas ducted heating, evaporative cooling, block out blinds and downlights just to mention a few, this is an exciting opportunity for first home buyers, downsizers and investors alike!

### **PHOTO ID REQUIRED**

Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist)

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Material Facts - please refer to the contract of sale and vendor statement for any/all material facts.

Land size sourced from [land.vic.gov.au](https://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.