

# 28 Edgbaston Parade, Caroline Springs, Vic 3023

West Realty

## House For Sale

Friday, 3 May 2024

28 Edgbaston Parade, Caroline Springs, Vic 3023

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 696 m<sup>2</sup>

Type: House



Nathan Hunt  
0393611883



Samuel Spiteri  
0393611883

**\$790,000-\$860,000**

This spacious family home is ideally located in the peaceful surrounds of the established & popular "The Grove" estate, presenting a well designed floor plan to accommodate the large & extended family. Offering flexibility on a generous 696m<sup>2</sup> block & is packed with warmth & character offering a great opportunity for one lucky buyer! Conveniently, within close proximity to all amenities Caroline Springs has to offer including schools, sporting grounds, Springlake shopping & dining precinct, CS Square, Lake Caroline, West Waters Hotel & entertainment precinct, local shops, cafe's, restaurants, Ballarat Road, Western Highway, medical facilities & public transport making this property a must to inspect! Comprising 4 bedrooms, 2 master suites with ensuite & walk in robes. Front formal lounge. Well equipped kitchen with stone bench tops, oven, gas hotplates, rangehood & an abundance of bench & cupboard space. Adjoining meals & generous living area. Double remote garage with internal access. Central bathroom, separate toilet & laundry. All set on a generous allotment with concreted entertaining area, established lawn/ gardens & storage/garden shed. Also featuring: Ducted heating, cooling & so much more! For any further information or to organise an inspection, please contact Nathan Hunt on 0409 853 503 or Samuel Spiteri 0423 673 254. Harcourts West = Experience, Knowledge & Results! **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent. Some photos are virtually staged. **COVID-19 Announcement** \*\*\*If you're attending an inspection, we request that you only attend if you are fit and healthy to do so and not under any self-isolation conditions. We request that you maintain a healthy distance from anyone attending the open for inspection, including other prospective buyers and our team members, and if requested wait outside so as to reduce the number of people in the property at any one time. Lastly, please refrain from touching items/fixtures and doors within the properties. If you would like to view something in particular, please request the agent's assistance. Thank you.