

# 3 Arthurs Crescent, Strathfieldsaye, Vic 3551



## House For Sale

Wednesday, 27 March 2024

3 Arthurs Crescent, Strathfieldsaye, Vic 3551

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 890 m2

Type: House



Chris Garlick  
0429333927

**\$795,000 - \$845,000**

\* 4 Bedrooms, 2 bathrooms, 3 living spaces (incl rumpus room) plus home office\* Spacious 890 m<sup>2</sup> block with room for a fire pit, pets, kids swings & cricket pitch\* Outdoor entertaining area overlooking stunning self-cleaning, solar heated pool \* Established, well maintained low maintenance gardens\* Double car garage, large 5m x 3.8m shed, roller door, power & concrete flooring, \* Close to shops, bus stop, schools, university, walking tracks and Kennington ReservoirNestled in the well-established and high quality Strathfieldsaye neighbourhood, this beautifully presented property is set to have widespread appeal. Resting on a generous 890m<sup>2</sup> (approx.) allotment, 3 Arthurs Crescent promises not just a house, but a home filled with warmth, functionality and endless possibilities for entertainment, fun and relaxation for the whole family. From the moment you step inside, you're greeted with a fresh and inviting atmosphere, courtesy of the newly painted interiors. The layout is designed with family living in mind, the main bedroom, and home office is at the front of the house. Home office has a lovely outlook over the front garden, ideal for those who work from home. Could also be used as an extra space for hobbies. The home accommodates with two well-appointed bathrooms, ensuring smooth mornings and a comfortable lifestyle. Having 3 living spaces is exceptionally appealing as the property caters for the young kids with a rumpus room and two additional living areas. Entertaining is a breeze with the extensive outdoor area, beautifully complemented by the well-manicured backyard. It's an entertainer's dream, offering a secluded space for gatherings, casual BBQs, or tranquil evenings. The addition of a sparkling, self-cleaning fibreglass pool with solar heating highlights the property's appeal, providing a private oasis for cooling off during the hot summer months. Secure colorbond fencing around the property and direct access from the garage to backyard path offers peace of mind and easy passage into the house. Location is key and 3 Arthurs Crescent does not disappoint. Nestled within a short walking distance to bus stop, 5 min drive to top-rated schools, local shops, and recreational facilities, the home ensures that convenience is at your doorstep. Strathfieldsaye's parks, sports ovals / courts and outdoor spaces invite active lifestyles, making it a perfect setting for families or anyone seeking a balance between nature and community. Additional features: Colourbond Shed with power, concrete flooring, TV point, lights. New ducted gas heating, Ceiling fans throughout, Evaporative cooling installed 2020As new oven - 2020Kitchen dishwasherSpacious pantry, laundry cupboardsRecently updated carpets and curtainsFreshly painted2 x 4500ltr rainwater tanksContact agent Chris Garlick on 0429 333 927 as this property is well worth an inspection.