

**3 Marley Way, Pakenham, Vic 3810**

**AREA SPECIALIST**

**House For Sale**

Wednesday, 17 January 2024

3 Marley Way, Pakenham, Vic 3810

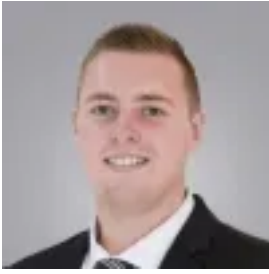
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 430 m2**

**Type: House**



Callum Donders  
1300080547



Marcus Washington  
1300080547

**\$640,000 - \$690,000**

Its Addressed: Are you searching for the perfect family home that seamlessly blends comfort, style, and convenience? Look no further than 3 Marley Way in the sought-after Arden Estate. This impressive property offers a harmonious combination of generous living spaces, modern amenities, and a prime location for a truly exceptional lifestyle. Key Features:

1. Four Bedrooms for Comfortable Living: All bedrooms are generously sized, ensuring ample space for the entire family. The master bedroom features a walk-in robe and a well-appointed en-suite, providing a private retreat within your own home.
2. Versatile Living Spaces: Enjoy the open-plan living, dining and kitchen space that creates a welcoming atmosphere for family gatherings and entertaining friends. A dedicated rumpus room and an additional formal lounge offer flexibility in lifestyle and cater to your families various needs.
3. Year-Round Comfort: Experience comfort throughout the seasons with ducted heating and evaporative cooling, ensuring a pleasant environment no matter the weather.
4. Convenient Double Car Garage: The double car garage not only provides secure parking but also offers rear roller door access to the backyard, adding convenience to your daily life.
5. Low Maintenance Gardens: Embrace hassle-free living with low maintenance gardens, allowing you to spend more time enjoying your home and less time on upkeep. You even have a water tank connected to the toilets, and a 6.6kw solar panel system!
6. Outdoor Entertaining and Storage Options: The alfresco area is perfect for outdoor dining and relaxation. Side gate access accommodates storage needs, making it ideal for storing a boat or caravan.

Ideal Location: Situated in the highly desirable Arden Estate, this property offers proximity to key amenities and attractions:

- Short commuting distance to the M1 Freeway for convenient travel.
- Close to Pakenham Train Station, providing easy access to public transportation.
- Proximity to Pakenham Township, Heritage Springs Shopping Centre, and Pakenham Springs Primary School.

Don't miss the opportunity to make 3 Marley Way your new home, where spacious living, modern comforts, and a prime location come together to create the perfect family haven. For more Real Estate in Pakenham contact your Area Specialist. Did you know we have a rental department who can service your investment properties? Our rental department has appraised this property for \$500/week. If you would like more information please get in contact. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers/tenants are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.