

**30 Simmonds Place, Roxburgh Park, Vic 3064**



**House For Sale**

Thursday, 9 May 2024

30 Simmonds Place, Roxburgh Park, Vic 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 601 m2**

**Type: House**



Brian Mishra

**\$630,000 - \$660,000**

Welcome to this stunning 4-bedroom, 2-bathroom family home located at 30 Simmonds Place in the sought-after suburb of Roxburgh Park. With its spacious layout and modern design, this property offers the perfect combination of comfort and style for your growing family. Step inside and be greeted by the light-filled living areas that are perfect for entertaining guests or simply relaxing with your loved ones. The open-plan kitchen and dining area provide a seamless flow, making it easy to cook up a storm while still being part of the conversation. The master bedroom boasts an ensuite and ample storage space, ensuring a private sanctuary for the adults of the house. The remaining three bedrooms are generously sized and offer built-in robes, providing plenty of room for the kids or guests. This home also features a double garage with glass fitted doors and grand built-in Kitchen and additional multiple open car spaces, providing plenty of parking options for your vehicles or even a boat or caravan. The low-maintenance backyard is perfect for those who enjoy outdoor living and offers a safe space for children and pets to play. Located in the heart of Roxburgh Park, you'll be just moments away from local schools, shops, and public transport options. Enjoy the convenience of living in a vibrant community while still being able to retreat to your own peaceful oasis. Don't miss out on the opportunity to make this beautiful family home yours. Contact us today to arrange an inspection and start envisioning your future in Roxburgh Park. This house also comes with below inclusions:

- Freshly painted throughout the house with New carpets on bedrooms
- Evaporate Cooling & Central Cooling
- Brand new dishwasher
- Great sized laundry with access to sidewalk
- Down lights though out the house
- Concrete around the house with huge drive way to make multiple cars
- 900mm stainless steel appliances & Dishwasher
- Floorboards on rooms & brand new carpet on bedrooms
- Adjoining spacious open plan living with solid timber floorboards leading out to the large rear yard, with a pergola area ideal for entertaining.
- Fully equipped kitchen in Garage with cabinets and dishwasher for the family who enjoys cooking and hosting big functions.
- Fireplace in the Lounge room
- Extra car space for 5 cars (Space to park boats & trailers)
- Security systems all around the house
- Pergola area for family entertainment

Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklist> Settlement terms: 30, 45 Days or with Negotiation Our signs are everywhere. For Selling & Buying in Roxburgh Park, Please contact your Dynamo Agent Brian Mishra on 0425 534 545 Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters. Please note that Inspections can be cancelled at last minute without any notice.