

31 Sheridan Way, Roxburgh Park, Vic 3064

House For Sale

Tuesday, 30 April 2024



31 Sheridan Way, Roxburgh Park, Vic 3064

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 737 m2

Type: House



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Auction \$640,000-\$680,000

Designed with entertaining, influencing and a growing family in mind, this carefully thought-out floor plan features top class street appeal, formal and informal living zones and a showcase outdoor area and backyard, sizeable to host any occasion or family gathering. All packaged on a huge block of 737m² with an abundance of further potential! Enjoy the tranquillity of a highly sought after, quiet, pocket of Roxburgh Park, with only one neighbour beside you and a location that has it all. With a short walkable distance to public transport, childcare, schooling, grocery/ food outlets, medical centres, parklands, lake and the new 'Roxy Central' complex. Offering:- Inviting entrance with towering, vaulted ceilings and wide, well-lit windows as the centrepiece of the home- Spacious master bedroom fitted with large walk-in wardrobe and ensuite- Additional two large bedrooms with built in wardrobes and ceiling fans- Formal guest lounge room with feature inbuilt wood fire heater and cathedral ceilings- Home office/ potential 4th bedroom conversion- Impressive, formal, family living zone open to billiard and serving area- Reading room/ Potential 5th bedroom conversion- Kitchen boasting quality Westinghouse appliances including dishwasher, double ovens and 900mm gas stove top, as well as plenty of storage, bench space, and walk in pantry- Adjoining dining/ meals area- Sparkling central bathroom- Roomy laundry with linen closets- Separate toilet- Ducted heating and evaporative cooling throughout plus split system units- Solid timber parquet flooring and tiles throughout- Impressive undercover and enclosed entertainment area, fully concreted with ceiling fans, power outlets, gate access to front and overlooking a spacious yard for kids to play- Large, fully manicured and established front and backyard with built-in sink- Garden shed/ workshop- Double automatic garage with drive through access to rear carport perfect for storage of additional vehicles, boats, trailers etc.- Huge 737m² approx. allotment Offered for the first time to the market, this much loved and perfectly maintained family home will allow you to purchase with confidence and secure with longevity in mind. ON SITE AUCTION 25TH MAY 12PM SETTLEMENT 30/60/90 DAYS DEPOSIT 5-10% CONTACT MELISSA ABELA TO REGISTER 0405 264 150