

**32 Balerno Circle, Gowanbrae, Vic 3043**

**House For Sale**

Tuesday, 14 November 2023



32 Balerno Circle, Gowanbrae, Vic 3043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Anthony Elliott  
0393794833



Jane Campbell  
0393794833

**\$620,000 - \$670,000**

Presenting a function-focused floor plan with multiple living areas, this individually titled, street-fronting standout delivers enviable lifestyle ease seconds from peaceful parkland and the picturesque Moonee Ponds Creek trail. Composing a smart second storey, a trio of generous bedrooms are serviced by excellent robe storage, a smart master ensuite, and tidy central bathroom, while a sweeping lower level sees a spacious front lounge flow into an open family/dining area and sun-soaked entertainer's yard with a broad pergola and vibrant greenery. Tastefully refreshed, a marble-top kitchen features a Fisher & Paykel oven and induction top, Siemens dishwasher, and waterfall breakfast bar, while further highlights include ducted heating/cooling, irrigation to backyard, a 6kw solar energy system, separate WC to bathroom, combined powder room/laundry, and garage with added driveway space. Mere steps from local shops and buses along with the outdoor gym and tree-lined trail of Adelaide Boulevard, it's moments from the parks and sporting fields of neighbouring Strathmore Heights, Westfield Airport West, city-bound 59 trams, Essendon Fields, and arterial freeways.