

**32 Darlingsford Boulevard, Melton, Vic 3337**



**House For Sale**

Monday, 22 January 2024

32 Darlingsford Boulevard, Melton, Vic 3337

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 673 m2**

**Type: House**



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**\$698,000 - \$748,000**

This stunning home is ideally located in the family friendly Darlingsford Estate in central Melton close by to all amenities including High Street shops, schools, public transport, Botanic Gardens, freeway access and parklands. This amazing location provides a great place for a family or a first home, backing onto the Botanic Gardens with access via the back gate this locations hosts walking tracks and the stunning Darlingsford Lake. Leading up to the front door the manicured front garden provides a comforting and vibrant feel. Upon entering the home there is a spacious formal lounge which is also accompanied by extra space to utilise as a study area, or additional living zone. The generously sized master bedroom which is situated at the front of the home boasts a walk-in robe and a stunning modern ensuite featuring a larger shower. The remaining three bedrooms all feature built in robes and ceiling fans all while being serviced by the immaculate central bathroom. Moving into the heart of the home, the large kitchen features 40mm waterfall stone benchtops, soft close cabinetry and ample bench and cupboard space to satisfy every chef. This overlooks the large dining area which holds plenty of space to utilise as another living area or large enough to host the whole family. This is further accompanied by the large rumpus room located at the rear of the property providing enough space for the whole family to enjoy! Walking outside you are greeted by a large outdoor entertaining area, featuring plenty of decked space creating the ideal location to entertain friends and family all year round. This seamlessly leads out into the expansive grassed area, with gorgeous hedging surrounding your yard creating a private sanctuary. Further to this is the extensive concreted area along the side of the home, with drive through access into the covered carport from the oversized double car garage and a garden shed providing a perfect space to store boats, trailers cars and so much more! Special Features of the home include: multiple living area, ducted heating, evaporative cooling, ceiling fans throughout, downlights throughout, oversized double car garage, drive through access, vibrant gardens, soft close cabinetry and so much more! This property is not one to be missed so call today to book your inspection! (Photo ID is Required at all Open For Inspections) At YPA Melton "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency.