

# 36 Edenbrook Circuit, Pakenham, Vic 3810



## Sold House

Friday, 23 February 2024

36 Edenbrook Circuit, Pakenham, Vic 3810

Bedrooms: 3

Bathrooms: 2

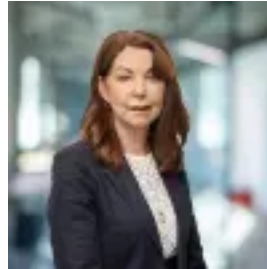
Parkings: 2

Type: House



Eric Lim

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Martina McArdle

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**\$620,000**

An inspired illustration of easy family living, this captivating 3 bedroom, 2 bathroom (plus study) home offers spacious, secure and single-level luxury in a tranquil neighbourhood. Far-reaching open-plan living and dining is complemented by a sparkling kitchen with an inviting island bench, twin sinks and stainless-steel appliances including a dishwasher. Nearby, a compact study provides a professional solution to working from home. Ideal for entertaining, step outside to a low-maintenance garden and a private north-facing yard. This outdoor area will also be a natural focal point for a growing family, enhanced by the all-day warmth of northern sunlight.

- 3 large and light bedrooms, main with walk-in robes and ensuite, 2 with built-in robes
- Gleaming bathroom with a bathtub and walk-in shower
- Large laundry
- Separate WC
- Ducted heating and split-system heating and cooling
- Vertical blinds
- Remote-controlled double garage featuring internal/external access
- Additional driveway parking
- Reliable tenants in place on a month-by-month lease

Superbly located in a peaceful Pakenham pocket, enjoy close proximity to Toomuc Creek parkland, the Princes Freeway, Heritage Springs shopping and key zoning to John Henry Primary School and Edenbrook Secondary College. This one will be popular! For more information, please contact Eric Lim today.

3 x LITTLE THINGS WE LOVE

1. The Heritage Shopping Centre  
Short drive for the weekly shop and more
2. Edenbrook Wetlands and Playground  
Lush greenery and family fun
3. John Henry Primary School  
Close to popular local favourite

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