

# 37 Signature Boulevard, Sanctuary Lakes, Vic 3030



## House For Sale

Friday, 26 January 2024

37 Signature Boulevard, Sanctuary Lakes, Vic 3030

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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**\$750,000 - \$780,000**

One Agency Property Partners and Sahil Saran proudly presents 37 Sanctuary Boulevard, Sanctuary Lakes. Nestled opposite to beautiful Skeleton creek, this classy home is the perfect pairing of both substance and style. Offering a functional family-friendly Single level layout encompassing multiple living spaces and a generous three bedrooms, this home boasts elements of luxury in all the right places. Situated in the secure Signature Estate, this contemporary home in a prime Sanctuary Lakes location boasts serene park views. Designed for the modern family, it offers a secure and leisurely lifestyle with access to resort-style Recreation Club facilities such as a gym, indoor pool, spa, sauna, tennis courts, and a café. Optional membership to the golf course is available, along with 24-hour estate security monitoring. Built by Sunland Group, the single-level home features a spacious master bedroom with a walk-in robe and ensuite, including a stone vanity and bathtub. Two additional bedrooms with built-in robes share a central family bathroom. The living/dining room is generously sized, complemented by a well-equipped kitchen with stainless steel Bosch appliances, glass splashback, and quality benchtops, overlooking a tiled meals/family room. Other amenities include an internal access remote-controlled double garage, separate laundry, powder room, and an alfresco entertaining deck with panoramic views of grasslands and a nature reserve. Additional features encompass central ducted heating, refrigerated air conditioning, a remote-controlled security system, high ceilings, quality carpets, a sprinkler system, and NBN connectivity. Conveniently located with easy access to Sanctuary Lakes Shopping Centre, bus services, schools, childcare centres, and the open spaces of wetlands and walk/bike trails surrounding Skeleton Creek. Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.