

# 39 Burssi Circuit, Doreen, Vic 3754



## Sold Townhouse

Tuesday, 27 February 2024

39 Burssi Circuit, Doreen, Vic 3754

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 164 m2

Type: Townhouse



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**\$435,000**

This slick and contemporary two-level townhouse represents the pinnacle of easy, modern living! Wrapped in an eye-catching exposed brick and render façade, its distinctive design and thoughtful features will catch the eye of investors, first-home buyers or young professionals. A lock-up remote garage, boasting dual roller doors, ensures easy and secure parking. The feature front porch warmly welcomes you indoors, where an immediate impression of style is experienced. The fully open plan living space effortlessly combines a study, gourmet kitchen and carpeted living and dining area, air-conditioned for year-round enjoyment. The low-maintenance tiled kitchen is equipped with high-quality appliances, including a dishwasher. Classy cabinetry, a tiled splashback, plenty of bench space and a large pantry offer functionality and flair in equal doses. Sliding glass doors extend the living space to an expansive courtyard, complete with a paved area, lawn, and garden shed. It's perfect for outdoor entertainment, tranquil relaxation and even a spot of gardening! On the upper level you'll find two large, carpeted bedrooms; the master boasting a walk-in robe and the second bedroom featuring a built-in robe. A stylish main bathroom and a handy study nook at the top of the stairs complete the upper floor. Nestled in a prime location, this townhouse is just three kilometres from Mernda train station, within walking distance to Ivanhoe Grammar, and adjacent to the serene Plenty Gorge Parklands. With easy access to Bridge Inn Road and Yan Yean Road, and close proximity to Plenty Valley Christian College and Doreen Primary School, this is a highly coveted spot to live in! The potential rental income is \$1738 which is a fantastic opportunity for investors or those seeking a stylish, low-maintenance lifestyle. Get in touch with Ristic today with all your questions. Due diligence checklist - for home and residential property buyers Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. [www.consumer.vic.gov.au](http://www.consumer.vic.gov.au) **SUCCESSFULLY SOLD BY MARK LOMBARDO** Disclaimer: While we have made every effort to ensure that information provided about the above property is accurate, it has been provided to us by the Vendor and other sources. We, therefore, do not accept responsibility for its accuracy and strongly advise all interested parties to obtain independent advice and make their own inquiry before proceeding.