

**4/271 Boronia Road, Boronia, Vic 3155**



**Unit For Sale**

Wednesday, 12 June 2024

4/271 Boronia Road, Boronia, Vic 3155

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## **CLOSING DATE SALE (\$610,000 - \$671,000)**

"Contact Agent For Full Address Details" ALL OFFERS CLOSING 24th June 4pm (Unless sold prior) This modern single-level unit is ideally situated close to all amenities, including childcare, schools, shops, and transport. It's a rare opportunity for the discerning buyer, setting a new standard for low-maintenance living. High-quality floorboards welcome you into this masterfully crafted and perfectly proportioned home. The high ceilings and spacious separate kitchen, a true entertainer's delight, flow seamlessly into the adjoining dining/family room. This area transitions beautifully to the spacious yard, designed with entertainment in mind and minimal upkeep required. The master bedroom features a walk-in robe and sleek ensuite, while the second bedroom with a built-in robe offers ample accommodation, serviced by a central bathroom with a toilet. The property is packed with high-end features, including stone benches, two-pack cabinetry, stainless steel kitchen appliances, gas ducted heating, split system air conditioning, a water tank, a separate laundry, generous storage, an intercom doorbell, and a remote lockup garage with both rear and side access. For the savvy investor, this property offers an approximate weekly rental of \$525, making it an ideal investment. Highlights of the location include close proximity to Boronia K-12 College, Fairhills Primary School, Fairhills High School, Fairpark Reserve, Westfield Knox, Boronia Junction, Boronia Train Station, and walking distance to St Joseph's Primary School. This property is an absolute must-see!