

**4/34 Park Crescent, Boronia, Vic 3155**



**Sold Townhouse**

Wednesday, 12 June 2024

4/34 Park Crescent, Boronia, Vic 3155

**Bedrooms: 3**

**Bathrooms: 1**

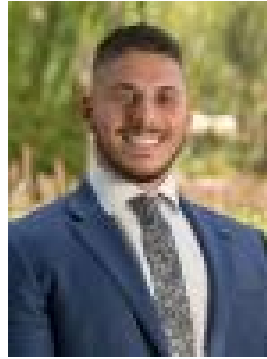
**Parkings: 1**

**Area: 154 m2**

**Type: Townhouse**



Syahmi Sarip  
0401244372



Tim Milaki  
0413336177

**\$606,000**

Centrally nestled in the heart of Boronia, this unit is perfect for those looking to downsize, invest or to buy their first home. Located within walking distance to many amenities such as shops, restaurants and public transport, this home has everything you need to live a comfortable lifestyle. As you step into the home, a spacious entryway welcomes you, complete with a convenient cupboard for coats and shoes. To your left, through the hallway, lies the kitchen. This well-appointed kitchen features a gas cooktop, electric oven, dishwasher, and abundant storage space. Beyond the kitchen, the space seamlessly transitions into an open-plan dining and living area, forming the heart of the home. Heading up to the first floor via a staircase adorned with large windows that bathe the area in natural light, you will discover three generously sized bedrooms, each equipped with built-in robes. This floor also includes a main bathroom and a separate WC, conveniently serving all the bedrooms. Step outside into your private outdoor entertainment area through the glass sliding door in the family room. Here, you'll discover meticulously landscaped gardens and a spacious pergola, ideal for gatherings with loved ones or simply unwinding and relaxing. Additional features of this home include laundry, separate WC downstairs, blinds throughout, ducted heating, two split system heating and cooling units, storage garden shed and a carport. Features: • 3 Bedrooms with Built-in Robes • 1 Bathroom • Two Separate WC • Open Plan Kitchen, Meals and Living • Gas Cooktop • Electric Oven • Dishwasher • Laundry • Blinds Throughout • Carpet, Tiles and Hardwood Timber Floorboards • Ducted Heating • Split Systems x2 Heating and Cooling (Bed 1 & Living) • Pergola • Storage Garden Shed • Carport • Landscaped Backyard Location: 4/34 Park Crescent, Boronia is conveniently situated with access to a variety of amenities. Nearby primary schools include Boronia West Primary School, St. Joseph's Primary School, and Boronia K-12 College's Primary Campus. For secondary education, Boronia K-12 College's Secondary Campus, Wantirna College and Fairhills High School. Shopping needs can be met at Boronia Junction Shopping Centre, Westfield Knox Shopping Centre, Eastland Shopping Centre and Mountain Gate Shopping Centre. The closest train station is Boronia Train Station, located about 1.0 km from the property, providing excellent connectivity into Melbourne's CBD. On Site Auction Saturday 29th of June at 10:30am