

# 4 Bolina Court, Mill Park, Vic 3082

Rata & Co.

## House For Sale

Saturday, 13 January 2024

4 Bolina Court, Mill Park, Vic 3082

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 622 m2**

**Type: House**



Ron Singh

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## AUCTION Sat 10 Feb 12:30pm

This beautifully presented, spacious home offers generous living zones for your family to enjoy from the moment you move in. Natural light filters throughout the home, highlighted by neutral tones and new flooring, showcasing the open, flexible floor plan. The updated kitchen is the heart of the home and features stone benchtop, ample storage space and 900mm stainless steel appliances including dishwasher. Each bedroom is robed and serviced by a central bathroom, and the spacious master bedroom boasts a walk in robe, ensuite and delightful window seat for afternoon reading and daydreaming. Multiple living zones include a large living area, formal dining, meals area and large, open study that provides a separate place for homework whilst still being supervised. Outside the low maintenance gardens are enhanced by not one but two separate alfresco areas that provide loads of space so that you can enjoy outdoor living all year round. Completing the package, you will enjoy the comfort and convenience of double lock up carport, ducted heating and cooling, solar panels, garden shed, 8800L of water storage, NBN plus a generous 622sqm block in one of Mill Park's most highly sought-after pockets. University Hill Shopping Centre, RMIT University, Stables Shops, Schools & Public transport are all at your fingertips bringing the world to your doorstep. Enquire now to find out how this can be your place to call home. Inspections will not disappoint! PHOTO ID REQUIRED

Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.