

# 4 Dumenils Way, Delacombe, Vic 3356

## House For Sale

Thursday, 1 February 2024

4 Dumenils Way, Delacombe, Vic 3356

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: House



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**\$540,000 - \$580,000**

Nestled in the newly developed Delacombe, this modern residence sits on a comfortable 442m<sup>2</sup> (approx) plot of land. Conveniently located within walking distance of Delacombe Town Centre, this home offers easy access to a plethora of amenities. With daycare, primary and secondary schools, as well as medical facilities in close proximity, it's an ideal setting for a thriving family. Upon first glance, the home showcases a stylish brick veneer facade adorned with weatherboard accents, complemented by a low-maintenance stone garden and a double lock-up garage. Upon entering, you're welcomed by the front-appointed lounge, setting the tone for the rest of the home. The residence comprises a total of three bedrooms, with the master suite at the front featuring a walk-in robe and a private ensuite equipped with a shower, vanity, and toilet. The remaining two bedrooms, each with built-in robes, share a well-appointed family bathroom with a bath, shower, and vanity, conveniently close to a separate toilet. The heart of the home is the open-plan living area, seamlessly integrating the kitchen with modern appliances, including a gas stove/oven, dishwasher, dual sinks, and a walk-in pantry. The laundry, equipped with a single trough, is accompanied by a linen cupboard with a broom cupboard in the passage, offering easy access to an outside clothes hanger. For year-round comfort, the home is serviced by central heating and cooling. Stepping outside reveals an inviting alfresco area, artificial grass, and a garden bed along the fence, ensuring a maintenance-free lifestyle. Be quick to schedule in your inspection as this one is sure to be popular!