

**4 Park Boulevard, Ferntree Gully, Vic 3156**



**Sold House**

Friday, 10 November 2023

4 Park Boulevard, Ferntree Gully, Vic 3156

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Eddy He  
0449011949



Daniel Seyran  
0433756214

**\$725,000**

Nestled in an exceptional parkside location, no through road this home is just a one-minute walk to Fairhills Primary School and a ten-minute walk to Fairhills High School. It's directly opposite Fairpark Reserve and playground, ensuring recreational opportunities for the kids. Access to the Blind Creek Trail is just at the end of the street, a 2.5km bike ride to Knox City or just 6kms to the 1000 Steps, all on well maintained bitumen trail. The 753 bus stop is just around the corner and the abode vaunts a large block with an ideal North-West facing orientation. This impeccable property is within a short drive to the expansive newly renovated Westfield Knox shopping centre, you will be spoilt for choice at the Knox O-Zone with restaurants galore, the Sporting Globe and Village Cinemas as well as a full size Basketball court and state of the Art Library set to open early next year. The contemporary wide-fronted Colorbond-clad facade presents a unique yet stylish street appeal. An expansive front timber deck verandah enjoys dappled light through a large Oak Elm tree, creating the perfect spot for relaxation. The home is framed by impeccable designer gardens featuring Australian natives, boulders, and a gabion retainer. A concrete driveway is lined by compressed granite, leading to an oversized 38sqm lock-up garage. The solid timber entry door boasts a matte-black oblong pull handle.

Nestled in an exceptional parkside location, no through road this home is just a one-minute walk to Fairhills Primary School and a ten-minute walk to Fairhills High School. It's directly opposite Fairpark Reserve and playground, ensuring recreational opportunities for the kids. Access to the Blind Creek Trail is just at the end of the street, a 2.5km bike ride to Knox City or just 6kms to the 1000 Steps, all on well maintained bitumen trail. The 753 bus stop is just around the corner and the abode vaunts a large block with an ideal North-West facing orientation. This impeccable property is within a short drive to the expansive newly renovated Westfield Knox shopping centre, you will be spoilt for choice at the Knox O-Zone with restaurants galore, the Sporting Globe and Village Cinemas as well as a full size Basketball court and state of the Art Library set to open early next year. The contemporary wide-fronted Colorbond-clad facade presents a unique yet stylish street appeal. An expansive front timber deck verandah enjoys dappled light through a large Oak Elm tree, creating the perfect spot for relaxation. The home is framed by impeccable designer gardens featuring Australian natives, boulders, and a gabion retainer. A concrete driveway is lined by compressed granite, leading to an oversized 38sqm lock-up garage. The solid timber entry door boasts a matte-black oblong pull handle. Fully renovated to the highest standards, this home boasts high ceilings and modern LED downlights. Luxe timber-vinyl flooring adds warmth and style, while a ceiling fan and AC unit adds comfort. Two separate spacious living spaces offer flexibility for family living and the tidy low-maintenance gardens and lawn in the backyard provide a perfect space for outdoor enjoyment. A timber outdoor dining pad is an ideal place for alfresco meals. The lounge room boasts visual appeal with raked ceilings. The contemporary kitchen features 40mm rounded-edge laminate benchtops and is equipped with a Dishlex dishwasher. Gloss-white handleless soft-close cabinetry adds a sleek touch. The 600mm electric oven and 900mm gas burner cooktop with a gourmet rangehood make cooking a pleasure. A sparkling white subway-tiled splashback completes the look. Two well-appointed bedrooms come with built-in storage space. The stunning bathroom is opulent, featuring a frameless shower, full-height tiled feature walls, a deluxe vanity unit, and an avant-garde semi-freestanding bathtub.

Property Specifications:

- Fully renovated two bedroom, air-conditioned family home with a huge North-facing deck verandah and designer gardens
- High-spec bathroom and kitchen with sleek finishes
- Quality flooring, LEDs, high ceilings
- Oversized lock-up garage
- Parkside position within walking distance to schools and buses
- Short drive to Westfield Knox

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>