

# 40 Laurimar Boulevard, Doreen, Vic 3754

## House For Sale

Saturday, 4 May 2024

40 Laurimar Boulevard, Doreen, Vic 3754

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**ESR: \$720,000 - \$790,000**

The ideal mix of perfectly presented, low maintenance living, this Simonds home on a generous 448m<sup>2</sup> allotment (approx.) is enviably positioned in a lifestyle location just footsteps from the bus to the station, and an easy stroll to the primary school, childcare, sports grounds and the delights of the town centre. The carefully considered, unique layout introduces a fabulous opportunity for stress-free multi-generational family living across its spacious, light-filled single level. Set to the front of the home is a main bedroom with a fitted wardrobe and ensuite, a second bedroom adjacent to the family bathroom, a study, and two spacious living areas. An open-plan meals/living area is anchored by a kitchen featuring a 900 mm stainless steel cooker, island bench, and walk-in pantry. The spacious formal lounge wraps around a central courtyard. Decked and fitted with all-weather blinds, it's the ideal space for year-round alfresco enjoyment. Tucked to the rear of the house, a third bedroom featuring a large ensuite enjoys access to a self-contained living area with a fully equipped kitchen and a private garden space. 20 solar panels lead a list of extras, including ducted heating and cooling, a laundry with fitted storage, a remote double garage with shelving, a workbench and internal access, and day-night blinds. **\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\***