

# 40 Tolhurst Avenue, Boronia, Vic 3155



## House For Sale

Friday, 24 May 2024

40 Tolhurst Avenue, Boronia, Vic 3155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



Adam Percy  
0397626666



Mark Hughes  
0297626666

**\$860,000 - \$940,000**

Impressing families with a spacious design. Gracing a glorious allotment of 653sqm approx., this pristinely presented and practical family home is set to impress the family dreaming of a spacious single level layout, with the benefits of dual living zones and alfresco entertaining. Highlights: • Four robed bedrooms; master suite with ceiling fan, walk-in-robe and ensuite. • Generous study spanning off the family room. • Bright family bathroom, complemented by a separate toilet and laundry. • Large lounge room resting to the front of the home. • Skylit kitchen equipped with Westinghouse appliances, Bosch dishwasher, corner pantry plus a breakfast bench. • Tiled meals zone and adjoining family room with servery opening through to the kitchen. • Covered entertaining zone overlooking the generous backyard, ideal for children and pets. • Superbly enhanced by gas heating, evaporative cooling, split system air conditioning. • Oversized double garage with workshop/storage area plus a garden shed. Location: • Stroll to buses (routes 690 & 755) • Walk to Colchester Reserve and Dandenong Creek Trail • 750m from Boronia Heights Primary School • 850m from The Basin Primary School • Close to Boronia K-12 College • Short walk from Alchester Village shops • 4min drive from Canterbury Gardens Shopping Centre • Near Boronia Junction and Bayswater shops • Short drive from Boronia and Bayswater Train Stations