

**42 Bluebird Way, Roxburgh Park, Vic 3064**



**House For Sale**

Tuesday, 30 January 2024

42 Bluebird Way, Roxburgh Park, Vic 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 475 m2**

**Type: House**



Josiah Salazar  
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## **Auction | \$710k - \$760k**

Explore your dream home within this elegant dwelling featuring four generous bedrooms and two meticulously designed bathrooms, gracefully positioned on an expansive 475m<sup>2</sup> corner lot. Upon entering, immerse yourself in a cozy and inviting atmosphere that sets the stage for both relaxation and entertainment. The spacious open-plan living and dining area is bathed in natural light, creating a bright and airy space, perfect for creating lasting memories with loved ones. This remarkable home includes a master bedroom with an ensuite and walk-in robe, an expansive open-concept kitchen and dining area, ducted heating and evaporative cooling, a laundry, dishwasher for added convenience and an inviting undercover entertainment area with stylish decking. Enjoy the peace of mind provided by a modern security system and intercom, all situated on a generous 475-square-meter lot. Nestled in the heart of Roxburgh Park within the sought-after Greenvale Lakes Estate, this property is conveniently located just steps away from local parks, soccer and football ovals, esteemed schools, and the Greenvale Lakes Shopping Center. With excellent access to public transportation and major highways, relish a lifestyle that seamlessly blends convenience and connectivity. In this exceptional residence, your dream home unfolds, where luxury, comfort, and practicality converge to create the ultimate living experience. Land Size: 475m<sup>2</sup> Settlement: 90 to 120 days Price Guide: \$710,000 - \$760,000 On Site Auction: Saturday 24th February at 11am Josiah Salazar - 0432 529 247 [josiah.salazar@raywhite.com](mailto:josiah.salazar@raywhite.com)