

**43 Bentham Street, Roxburgh Park, Vic 3064**

Rata & Co.

**House For Sale**

Tuesday, 30 April 2024

43 Bentham Street, Roxburgh Park, Vic 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ron Singh

0404737577

**\$580,000 - \$630,000**

Upon entry, you will feel right at home! With four very spacious bedrooms, all with built in robes and the master with walk-in robe and ensuite, it is sure to accommodate the growing family! A bright and light filled open floor plan spoils you with a functional & superb kitchen, with stone benchtops and quality stainless steel appliances, all topped off with an adjoining dining/living area. Outside we have a nice size yard which is rare to find, ideal for the kids to have a run around or have plenty of room to accommodate for the family pet. Located in Roxburgh Park in the heart of Melbourne's northwest, just 23km from the CBD, with a host of schools, childcare, shopping, public transport, medical & recreation facilities all within a few minutes from your new home or prime investment. Extra features include: Split system heating & cooling, Separate laundry, Double car lock up garage, Dishwasher & so much more! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.