

**44 Valencia Boulevard, Doreen, Vic 3754**



**Sold Townhouse**

Tuesday, 23 April 2024

44 Valencia Boulevard, Doreen, Vic 3754

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 251 m2**

**Type: Townhouse**



Tony Scatigno

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**\$597,100**

Located in a quiet street in the southern part of Doreen this desirable double storey residence is in immaculate condition and ready for its new owners. The contemporary design features a front lounge overlooking the local reserve, modern kitchen/meals area with sliding doors which lead through to the decked entertaining area and low maintenance garden. The first floor comprises the 3 bedrooms (master with ensuite & walk-in robe), a study nook and family bathroom. The property is ideally located close to all the area has to offer including local dog park, easy walk to the bus and Riverstone Village and central to public and private schools, it's also just a few minutes' drive to Laurimar Village and Mernda station. Features Include: -? Modern kitchen with breakfast bar -? 4 x Split-systems for heating/cooling -? Ceiling fans to bedrooms -? Guest powder room -? Spacious laundry -? Detached double garage with laneway access. -? Private courtyard. -? Decked entertaining area with remote controlled awning. -? 250m allotment -? Estimated rental return of approx. \$520-\$540pw. -? No Body Corp