

# 45 Durack Circuit, Taylors Hill, Vic 3037

AREA SPECIALIST

## House For Sale

Friday, 8 March 2024

45 Durack Circuit, Taylors Hill, Vic 3037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vish Sidhu



Gary Soneji  
0450221776

**\$560,000 - \$590,000 - Private Sale - Call Now!**

Its Addressed: "Welcome to your future home in the heart of Taylor's Hill! A haven of comfort and style awaits with this impeccable 3-bedroom, 2-bathroom residence featuring a spacious 2-car parking garage. Key Features: Abundant Natural Light: Sun-kissed living spaces create a warm and inviting ambiance. Spacious Lounge & Dining: A generous lounge room and separate dining area provide ample space for relaxation and entertainment. Comfort All Year Round: Enjoy year-round comfort with ducted heating and split system cooling. Outdoor Oasis: Step into the backyard pergola—a perfect setting to entertain family and guests. Peaceful and safe neighborhood for the ultimate peace of mind. Prime Location: Education Hub: Close proximity to Taylors Hill Primary School, Cooperfield College, Southern Cross Grammar, and more. Shopping Delight: Just a stone's throw away from Watergardens Shopping Centre and Caroline Springs Blvd with an array of entertainment and social amenities, restaurants, cinema and so much more. 35 Minutes proximity to the city and only 13 minutes to the M8 or M79 18 Minutes drive to Sunshine Hospital Affordable Luxury: This property, with its enticing features, presents an affordable opportunity—a blessing for first-time home buyers or seasoned investors seeking a strong rental return. Don't miss the chance to make this your home sweet home! For more information or to schedule a viewing, call Vish Sidhu on 0404 151 776 or Gary Soneji on 0450 221 776. Your dream home is just a call away!" Seize the opportunity today! Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.