

# 45 Paramount Boulevard, Wyndham Vale, Vic 3024

AREA SPECIALIST

## House For Sale

Saturday, 13 April 2024

45 Paramount Boulevard, Wyndham Vale, Vic 3024

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 572 m2

Type: House



Jake Wang  
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**\$680,000-\$700,000**

ITS ADDRESSED Proudly presented by Jake Wang and Area Specialist, this exceptional property at 45 Paramount Boulevard, Wyndham Vale offers an array of features sure to captivate any discerning buyer. With its convenient location, this home is suitable for both living and investment purposes, making it an ideal choice for those seeking comfort and convenience. Conveniently located just a 10-minute walk to Wyndham Vale Station, and with Manor Lakes shopping centre nearby, everyday amenities are easily accessible. The property is surrounded by parks, perfect for outdoor leisure activities, and is within proximity to Manor Lakes P-12 School and Ngarri Primary School. Situated on a generous 572m<sup>2</sup> land size, this home boasts expansive front and backyard spaces, ideal for indulging in outdoor activities and entertaining. From gardening to hosting BBQ gatherings, the ample outdoor area offers endless possibilities. Plus, with the added convenience of a pergola and side door access, embracing the outdoors has never been more effortless. Key features include solar hot water, a double garage with dual accesses, and extra off-street parking, providing ample space for vehicles and guests. For added peace of mind, a security alarm and smoke alarms are installed throughout the property. Inside, the home unfolds to reveal two distinct living areas, offering flexibility and space for both relaxation and social gatherings. The master bedroom, strategically positioned at the front of the home, is a tranquil retreat complete with an ensuite bathroom and walk-in robe, providing homeowners with a convenient sanctuary to unwind and recharge. Three additional bedrooms, each featuring built-in robes, ensure comfortable accommodation for family members or guests. An extra separate toilet and bathroom further enhance the convenience of busy households, making everyday living a breeze. Year-round comfort is guaranteed with ducted heating spanning the entirety of the house and a split system air conditioner located in the main living area, ensuring optimal climate control throughout all seasons. The kitchen serves as a standout feature of the home, showcasing stone benchtops and contemporary appliances such as a built-in oven and dishwasher. These amenities simplify meal preparation, offering residents a seamless cooking experience and facilitating effortless entertaining for guests. Don't let this incredible property slip through your fingers. Contact Jake at 0488 889 158 or Wendy at 0411 038 508 promptly to schedule a viewing and secure this exceptional opportunity for yourself! Our signs are everywhere... For more Real Estate in Wyndham Vale, contact your Area Specialist. 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 of any pertinent matters.