

**45 Stewart Crescent, Rockbank, Vic 3335**

**CENTURY 21**

**House For Sale**

Wednesday, 29 May 2024

45 Stewart Crescent, Rockbank, Vic 3335

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1687 m2**

**Type: House**



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## P.O.A.

CENTURY 21 Caroline Springs proudly presents an exceptional opportunity nestled in the heart of Rockbank. This expansive 1687m<sup>2</sup> (approx.) block of land offers many possibilities for those keen to enter the market, whether you're a first-time homebuyer or an investor eyeing the potential for multiple units or childcare facilities (STCA). Boasting 3 bedrooms, including a master bedroom with a walk-in robe and another bedroom with a built-in robe, this property offers comfortable living spaces. You'll find ample room to unwind with multiple generous living areas, complemented by a spacious kitchen with pantry cupboards and a dining area perfect for family gatherings. Adjacent, a large laundry room provides convenience alongside plenty of linen storage. Step outside to discover a sprawling backyard, ideal for entertaining guests under the shade of a covered pergola while watching the kids play. Additionally, access to a sizable storage room that could easily double as a workshop or parking space, catering to your every need. Conveniently located within walking distance of Rockbank Primary School and the Ian Cowie Recreation Reserve and Playground, this home ensures a family-friendly lifestyle. Commuters will appreciate the proximity to Rockbank train station and easy access to the Western Freeway, facilitating seamless travel. For all your shopping needs, Woodlea Town Centre and the upcoming The Central in Thornhill Park are just a short drive away, offering a wealth of amenities at your fingertips. Key Features:- Potential for Childcare Facilities (STCA)- Future Medical Centre (STCA)- Opportunity for Multiple Units (STCA) For more information or to arrange a viewing, please contact Andy Panjeta at 0473 774 227 and Adesh Rana at 0416 760 080. Disclaimer: All dimensions provided are approximate. Information given is for general guidance purposes only and does not constitute a representation by the vendor or agent. Due diligence checklist - for home and residential property buyers - [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist).