

**46 Ravenhill Boulevard, Roxburgh Park, Vic 3064**



**House For Sale**

Monday, 20 May 2024

46 Ravenhill Boulevard, Roxburgh Park, Vic 3064

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 4**

**Area: 652 m2**

**Type: House**



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**\$1,290,000**

This huge 3 level home is prepared for a big family with extended family members to ever expand and create beautiful memories in style. Boasting sprawling wooden floored lounge and dining area and a big open kitchen with mod cons and plenty of cooking space. Up the picturesque staircase are 4 bedrooms including a Master with ensuite and private balcony, and main bathroom. The basement level houses a spacious 2 bedroom apartment with its own lounge room, kitchen and bathroom, great for parents, newly married children or profit generating tenants. With a double remote garage and 5min drive to Roxburgh Park Station, the nearby reservoirs and reserves, playground, great shopping and heaps of amenities will make everyday life easier being central to it all. Highlights:

- Approximately 653sqm of land
- Floorboarded throughout for easy cleaning
- Huge lounge room with decorative fireplace
- Expansive kitchen featuring induction cooktop, s/s dishwasher, heaps of working counterspace, walk in pantry, good storage and adjoining dining area
- Master bedroom with own ensuite and private balcony
- Formal lounge & dining room
- 7 great sized bedrooms
- Main bathroom featuring spa bath
- Basement apartment/granny flat with lounge room, 2 bedrooms and own kitchen
- Double remote garage plus driveway parking
- 5mins from Roxburgh Park Station, Roxburgh Central shopping, medical centres, gyms and specialty stores
- Walking distance to Shankland Reserve and playground

All information about this property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.