

# 47 Patriot Crescent, Smythes Creek, Vic 3351

## House For Sale

Saturday, 9 December 2023

47 Patriot Crescent, Smythes Creek, Vic 3351

**Bedrooms: 4**

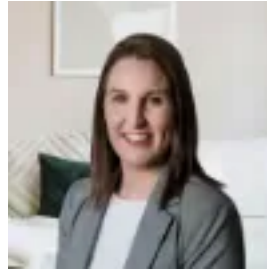
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jarrod Cloke  
0353331144



Jess Benn  
0353331144

**\$499,000 - \$549,000**

Only just completed is this perfect opportunity to secure this brand-new turnkey home which is ideally suited to the first home buyer, investor or downsizer. Comprising of 4 good sized bedrooms with the master treated to a WIR and ensuite while the remaining bedrooms all have BIR's. The light filled, north facing kitchen/meals/living area is a real feature with stone bench top and stainless-steel appliances. Sitting on an approx. 448m<sup>2</sup> allotment, outside you will find fully landscaped gardens and an undercover entertainment area. Other features of the property include DLUG with internal access, gas central heating, split system cooling and second family bathroom. Only minutes to the Delacombe Town Centre and only approx. 10 mins to the CBD this home will tick a lot of boxes. Be sure to book your inspection today.\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.