

**5 Kenmare Street, Watsonia, Vic 3087**



**House For Sale**

Tuesday, 20 February 2024

5 Kenmare Street, Watsonia, Vic 3087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 372 m2**

**Type: House**



Nick Ristevski  
0394683000

**\$950,000 - \$1,045,000**

Situated on a corner allotment opposite Aminya Reserve, this 3 bedroom, 2 bathroom home appears to be in as-new condition and presents as an excellent opportunity for buyers seeking a low maintenance lifestyle. Upon entry you are greeted with stunning timber floors and an open plan feel. The large family room overlooks a stunning kitchen that boasts stone bench tops, S/S appliances while servicing the dining/meals area. Downstairs is complemented with a great size master bedroom with full ensuite and WIR as well as a spacious laundry and individual toilet. Upstairs you are welcomed with a great retreat/study along with 2 additional bedrooms that offer BIR's and are serviced by a central bathroom and separate toilet. For those that like to entertain you won't be disappointed as the bi-fold doors in the dining area and kitchen open onto a lovely decking and private, landscaped yard. Add to this split system air conditioning units throughout, polished timber flooring, plush carpet, landscaped garden, 2000 litre rainwater tank and double lock up garage. Located within the catchments for Watsonia Primary School and Greensborough Secondary College, this family home is also a short walk to Watsonia Village shops, minutes to Watsonia station, Loyola College and just a minute away from the Gresswell Forest Reserve. Land: 372m<sup>2</sup> approx. Deposit: 10% of the purchase price Settlement: 30/60/90 days