

**5 Marley Boulevard, Doreen, Vic 3754**

**CHWYLA**

**House For Sale**

Friday, 26 January 2024

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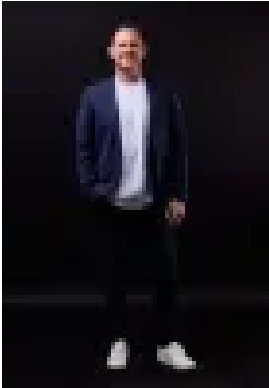
**Bedrooms: 4**

**Bathrooms: 2**

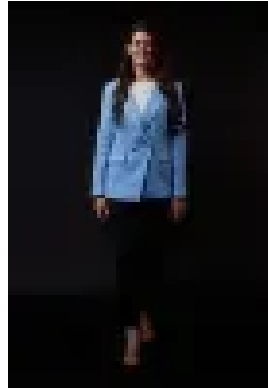
**Parkings: 2**

**Area: 512 m2**

**Type: House**



Paul Chwyla  
0386009995



Stacy Richards  
0386009995

**\$850,000 - \$915,000**

Make more of : 512m2 block 18 month old home Immaculate street presence Four bedrooms Two bathrooms with stone benchtops Powder room with stone benchtops, floor to ceiling tiles, travertine flooring, pendant lighting Two living areas Study Double garage Timber front door Feature lighting Downlights Timber engineered boards Sheers Blinds 40mm stone kitchen benchtops with double waterfall 900mm appliances Dishwasher Plumbed fridge space Walk-in pantry Laundry with built-in cabinetry & stone benchtops Linen storage Master with fitted out walk-in robe Three bedrooms with built-in robes Gold bathroom hardware A grand ensuite with freestanding bath & arched mirrors with LED lighting Ducted heating Evaporative cooling Oversized covered alfresco with ceiling fan Low maintenance landscaping Exposed aggregate driveway 110m to bus stop 400m to Laurimar Skatepark and Playground 500m to Katandra Rise Hilltop Park and Court 650m to Merredin Park and Playground 1km to Laurimar shops The initial appeal – A house that immediately feels like home, and has the two living areas PLUS study that you've been looking for. You'll also be 1km from your morning coffee in Laurimar, and the kids will be 400m from the skatepark. Look away Mum, that's about 3 minutes downhill on their scooters. The main attraction – An 18 month old home on a 512m2 block with dreamy floor to ceiling sheers, stone benchtops, statement lighting [just look at those backlit arched mirrors] and textured tiles. The oversized outdoor entertaining area has been double-sized, and is big enough for a table, chairs, lounge setting, your signature cheese platter and friends. Your journey here starts this Saturday.