

**6/196 Boronia Road, Boronia, Vic 3155**



**Townhouse For Sale**

Monday, 20 May 2024

6/196 Boronia Road, Boronia, Vic 3155

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 979 m2**

**Type: Townhouse**



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**\$470,000 - \$517,000**

**THE PROPERTY** This modern townhouse is a superb example of how contemporary design showcases a clever use of space. Set over 2 levels to afford bedrooms and bathrooms on each floor, including a spacious ground floor main bedroom with luxe ensuite, this is a unique property perfect for first homebuyers and investors alike. On the entry level, new owners will also enjoy a single garage with in-house access, space-saving European laundry, under-stair storage, and a manageable courtyard garden. Upstairs, light-filled and inviting open plan living with floorboards is accentuated with a sleek white kitchen with stone benchtops, stainless steel oven and dishwasher, and gas cooktop. From here, take dining outdoors to the generous deck that captures Dandenong Ranges views. With further features including split system heating/cooling, rain water tank, and extra off-street parking, every element has been carefully considered to create the ultimate easy-care home. Inspection will impress, so plan your viewing today.

**THE FEATURES** Cleverly designed double-storey townhouse  
Single garage and extra off-street parking  
Sun-filled upper level open plan living and stylish kitchen  
Ground floor main bedroom with ensuite and built-in robe  
Upper level second bedroom, bathroom, and powder room  
Space-saving European laundry and under-stair storage  
Split system heating/cooling for continual comfort  
Manageable courtyard with rain water tank.

**THE LOCATION** Walk to Boronia Junction shopping and café precinct, Boronia Station, bus transport, Tormore Reserve, and St Joseph's Primary School all from this exceptional townhouse. Zoned for Boronia West Primary School and Boronia K-12 College while within easy reach of Westfield Knox and Eastlink, this property offers the best of Boronia living.