

# 6 Nickols Court, Boronia, Vic 3155



## House For Sale

Friday, 17 May 2024

6 Nickols Court, Boronia, Vic 3155

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 726 m2

Type: House



Conan Ong  
0397633288



Dr Fanny Sujanto  
0397633288

**\$930,000 to \$980,000**

**SALES BY FIXED DATE: WEDNESDAY, 17 JUNE 2024 AT 5.00PM (UNLESS SOLD PRIOR)** Perfectly positioned in a prized court location, this remarkable home, set on approximately 726 sqm of land, exudes a wonderful feeling of space, comfort, and boasts numerous desirable features. Situated on the border of Wantirna South, with a park directly opposite, it offers a serene setting ideal for family life, while still being conveniently close to essential amenities. Enjoy the proximity to Knox Central Primary School (approx. 450 meters), Fairhills High School (approx. 2.3 km), Studfield shops (approx. 2.1 km), Westfield Knox (approx. 2.5 km), and the convenience of easy access to Eastlink. Step inside to discover a welcoming open-plan living and dining area, seamlessly flowing onto a covered patio—an ideal space for family gatherings or relaxed evenings. The family kitchen boasts breakfast bars, adjoining a cozy meals/family area, perfect for fostering warm gatherings and culinary delights. Retreat to three bedrooms, including a master suite featuring a full ensuite and walk-in robe, complemented by two additional bedrooms with built-in robes and a central bathroom with a separate toilet. This delightful residence also offers a separate laundry area, a double lock up garage, and a spacious backyard with a shed. Extras include:- Newly renovated master ensuite and main bathroom.- A covered veranda with new tiles.- Newly installed floorboards throughout the home, adding warmth and character.- Freshly painted interiors, providing a sense of comfort and freshness.- New LED downlights, casting a warm and inviting glow throughout the home, creating a cozy ambiance.- The convenient U-shaped driveway enhances both functionality and the property's curb appeal.- Potential for 2-lot subdivision subject to council approval (STCA). Embrace the opportunity to make this delightful family home your own and embark on a journey of comfortable and enjoyable living. Don't miss out on the chance to view this stunning property and make it your new family home. Contact us now to arrange a viewing and take the first step towards creating lasting memories in your new home. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>.