

**63 Daly Boulevard, Highton, Vic 3216**

**GARTLAND**

**House For Sale**

Thursday, 13 June 2024

63 Daly Boulevard, Highton, Vic 3216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Greg Matheson

0423224808

**\$820,000 - \$880,000**

Located within walking distance to Deakin University (Waurm Ponds) and Epworth Hospital, this spacious residence is the perfect place to raise a family. The spotless interiors evoke a light and airy ambience, inviting you to move straight in and enjoy. The open plan living/dining/kitchen zone creates the centrepiece of the home, where you can open the glass stacker doors onto the covered alfresco deck. Capturing the eastern sunshine, this tranquil setting inspires you to sit back and enjoy your morning coffee. The family room provides the perfect retreat for children and teens alike, while the front study offers versatility as a third living space. The kitchen features a walk-in pantry, island bench/breakfast bar with waterfall benchtops and stainless steel appliances (oven, gas cooktop, rangehood, dishwasher). Double doors open onto the main bedroom, which boasts a walk-in robe and en suite. Three additional bedrooms with built-in robes are tucked away in a separate wing, close to the main bathroom and laundry. You'll be in comfort all year long thanks to ducted heating, evaporative cooling and ceiling fans. The spacious backyard is a standout feature, where children can run and play to their heart's content. The remote double garage features internal access and a rear roller door, which is ideal for storing trailers or campervans. This peaceful location places you moments away from everyday conveniences. Public transport and the local playground are a short walk away, while the Waurm Ponds Shopping Centre is close by for all your shopping and dining needs. Families will appreciate easy access to Mandama Primary School, Marcus Oldham College and the Christian College Campuses. Superior Ring Road access keeps you connected to both Melbourne and the Surf Coast. Potential rent return at \$630 - \$650 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.