

**64 Moroka Avenue, Weir Views, Vic 3338**

FLETCHERS

**Sold House**

Monday, 14 August 2023

64 Moroka Avenue, Weir Views, Vic 3338

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Varun Vagdhan  
0387229997

**\$585,000**

Fletchers Real Estate Melton is proud to present this exceptional property located in the highly desirable Exford Waters Estate. This impeccably designed residence boasts an array of enticing features, making it a prime opportunity for first-time homebuyers, families, and investors alike. Nestled in a serene avenue, the home offers convenient access to Opalia Plaza, parks, sports facilities, reserves, schools, childcare centers, eateries, a gym, and public transport. Comprising four bedrooms, two bathrooms, and a double garage, this home exudes luxury and comfort. The grand master bedroom flaunts a spacious Walk-in-Robe and an ensuite, while the remaining three generous bedrooms each come with their own Built-in-Robes and share a central bathroom. Ample storage space is provided with two separate linen closets, ensuring a clutter-free living environment. The property also boasts two living areas, offering versatile living options that can even include utilizing one as a fifth bedroom. The well-appointed kitchen is a highlight, featuring tiled splashback, 900mm appliances, 40mm stone benchtops, a dishwasher, overhead cupboards, and a built-in pantry. Outside, the low-maintenance landscape includes gravel alongside the house, mulch along the back fence, and a lush green grass area, providing a delightful outdoor setting. The alfresco area offers an excellent space for outdoor entertainment, making this property an ideal choice for those seeking a comfortable and convenient lifestyle. Don't miss out on this fantastic opportunity presented by Fletchers Real Estate Melton. Terms: 10% deposit, balance 30/45/60/90/120 days