

7 Athol Avenue, Roxburgh Park, Vic 3064

House For Sale

Tuesday, 14 November 2023



7 Athol Avenue, Roxburgh Park, Vic 3064

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 493 m2

Type: House



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Auction ESP: \$559,000 - \$599,000

Welcome to this meticulously maintained and generously sized single-level family home situated in the highly sought-after Roxburgh Park. Positioned just opposite the main park within the estate, this residence is conveniently close to all amenities, including the Roxburgh Park Shopping Centre, Train Station, and a variety of primary and secondary schools. Upon entering, you'll be greeted by a contemporary decor that emphasizes space and style. The manicured front landscape and modern facade set the tone for sophistication. The front quarters of the home encompass the master suite, featuring plush carpets, a walk-in robe, and a modern ensuite. The second living area comprises a generously proportioned lounge/theatre room, creating a versatile and comfortable space. Continuing through the home, you'll find the well-planned family quarters. The kitchen takes center stage, offering a large breakfast bench for food preparation and equipped with quality Technica appliances. Adjacent is the light-filled family and dining area, which opens to the open courtyard, perfect for outdoor entertaining. The space flows seamlessly to the beautifully manicured backyard with lush lawns and established trees. The rear quarters of the home house two additional well-sized bedrooms with plush carpets and built-in robes, serviced by the main bathroom. Noteworthy features include near-new kitchen appliances, gas ducted heating, evaporative cooling, gas hot water, and a large single garage with a rear roller door for yard access, suitable for your trailer, boat, or extra car. With nothing left to do but move in and start living, don't miss the chance to explore this wonderful home. Join us at our next open inspection or alternatively, arrange a private viewing at your leisure. Settlement terms: 30/60 days. Stockdale & Leggo believes this information is correct but it does not warrant or guarantee the accuracy of the information. You should make your own enquiries, check the information and/or engaged the services of a qualified contractor. Certain information has been obtained from external sources and has not been independently verified.