

# 7 Jordy Place, Brown Hill, Vic 3350



## Unit For Sale

Thursday, 7 March 2024

7 Jordy Place, Brown Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 264 m2**

**Type: Unit**



Lachlan Sylvia  
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Chris Just  
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**\$390,000 - \$410,000**

Nestled within the serene confines of a sought-after Brown Hill suburb, rests this exceptional townhouse, gracing a spacious 264m<sup>2</sup> (approx) plot of land. Convenience reigns supreme in this locale, boasting proximity to Caledonian Primary School and Woodman's Hill Secondary College. Additionally, avid nature enthusiasts will delight in the nearby walking tracks, while everyday essentials are just a short drive away at Bakery Hill Shopping Centre. Commuters will appreciate the seamless access to the Western freeway. Presenting a charming brick veneer facade, the residence features a single lock-up garage with an additional off-street parking spot. Inside, three meticulously designed bedrooms await, each adorned with built-in robes and sharing a well-appointed bathroom equipped with a shower, vanity, and bath, complemented by a separate toilet nearby. The lounge seamlessly merges with the kitchen and dining area, creating an inviting space for relaxation and entertainment. The kitchen boasts modern appliances including a gas stove/oven, dishwasher, dual sinks, and an island breakfast bench. Enjoy year-round comfort with central heating and a reverse cycle air conditioner. Step outside into your private backyard oasis, complete with a deck perfect for entertaining guests, lush lawns, and a convenient garden shed. Further enhancements include NBN connectivity and ambient down lights throughout, culminating in a harmonious blend of modern comforts and tranquil living. Be quick to schedule in your inspection as this one is sure to be popular!TH0204