

# 7 Santa Cruz Boulevard, Roxburgh Park, Vic 3064



## House For Sale

Thursday, 9 May 2024

7 Santa Cruz Boulevard, Roxburgh Park, Vic 3064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 537 m2**

**Type: House**



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## Contact Maple!

Nestled within one of Roxburgh Park's most tranquil and conveniently situated neighbourhoods, this property offers unparalleled access to amenities within a 400m radius. From lakes and scenic parks to several reserves including Santa Cruz, Rio Grande, and Tiffany Crescent, along with Roxy Central, cafes, gym facilities, and bus stops with direct routes to the station in just 5 minutes. This location sets a new standard for convenience. Occupying an impressive ~537sqm allotment (at a time when developers weren't as 'avaricious'), this home presents a rare opportunity to invest in a property with significant potential and lasting value. Not only is the location a benefactor, let's talk about features of the home. Cleverly laid out, upon entrance you have the formal lounge that's elongated for additional space, conveniently integrated with the kitchen. This provides ultimate accessibility for entertaining guests, while also maintaining privacy with a separated second living area. **BED & BATH:** The Master Bedroom is situated at the front of the house, accompanied with a walk-in robe and double vanity En Suite. Two additional bedrooms with Built-in Robes are located at the rear of the home through a central corridor, where you'll also find the Main Bathroom with a tub, Water Closet, and Laundry with external access. **KITCHEN & MEALS:** The heart of the home, the kitchen, is equipped with a 600mm Stovetop, Rangehood, Oven, Dishwasher, and built-in Pantry, ensuring seamless functionality. Adjacent to the kitchen is a designated dining area, suitably positioned beside the second living area. **BACKYARD ENTERTAINMENT:** The backyard epitomises versatility, catering to year-round entertainment needs. An impressive concreted alfresco area, complete with a shaded pergola, fit to host any event no matter the weather. Beyond lies a grassy yard, ideal for children's play, gardening, or as a potential space for future renovations. Added features include: Double Car Remote Garage, Evaporative Cooling, Ducted Heating, Tiles and high-quality carpet, Alarm system, Linen closets, Holland Blinds, Downlights, Side gate, and more! Don't miss out on this perfect blend of luxury and convenience – your dream family home awaits! For all enquiries contact Karaline on 0487 687 102.