

**75 Shidders Avenue, Narre Warren, Vic 3805**

**AREA SPECIALIST**

**Sold House**

Friday, 8 September 2023

75 Shidders Avenue, Narre Warren, Vic 3805

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 649 m2**

**Type: House**



Laura Voinea  
0435921730



Garry Maschler  
0412683088

**\$791,500**

Its Addressed: Located just around the corner from Timbarra P-9 College and within the catchment area of Fountain Gate Secondary College, this family home is a mere one-minute stroll from Parkhill Plaza, where you'll find retail, Coles, dining options, cafes and more. The convenience of being only 50 meters from Timbarra Reserve and a two-minute walk to Timbarra Park and Playground adds to the appeal. For those who appreciate shopping and entertainment, the expansive Fountain Gate precinct with Westfield Shopping Centre and a wide array of homemaker centres is just a short drive away. The property sits on a generous 649sqm elevated block and enjoys easy access to the Princes Highway and M1 Freeway. The exterior is adorned with elements of Victorian design, including ornate gables trim, bay windows and stained glass inserts to the timber entry door. The front yard is finely landscaped. A long driveway leads to a double lock-up garage, with secure side access via a paved arc pathway. Indoors, comforts are promoted with Daikin 12.5 kw ducted inverter refrigerated unit and NBN connectivity. Great savings with an existing and still under guarantee 6.6 hwh Solar System. Glass sliding doors lead out to a large covered entertainer's pergola, blending indoor and outdoor spaces. The open-plan layout, complemented by a separate formal living area or children's retreat, caters to various living needs. The kitchen vaunts a large six-seater breakfast island, 40mm rounded-edge benchtops, and a striking 150mm tiled splashback. Stainless steel appliances, including a dishwasher, induction cooktop and a 600mm electric oven make meal preparation a breeze. The kitchen includes modern mixer tapware and a double bowl overmount sink. This home offers three well-sized bedrooms with plush carpeting and built-in robe storage. The master suite adds a private ensuite and a walk-in robe for added luxury. Both bathrooms are well-presented in their original finish. With its excellent presentation and premium location, this property represents a fantastic opportunity. Contact us today for a priority inspection.

Property specifications:

- Three bedrooms, open-plan living, covered outdoor entertaining area, front-facing retreat
- Lush front and rear gardens
- Ducted split System, refrigerated, Solar panels and NBN
- Double lock-up garage, 135L Hot water System
- Prime location is a must-see

For more Real Estate in Narre Warren, contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.