

**77 Aruma Avenue, Harkness, Vic 3337**



**House For Sale**

Tuesday, 30 January 2024

77 Aruma Avenue, Harkness, Vic 3337

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Sonu Ba

0387975400



Prashant Bhardwaj

0387975400

## Contact Agent

Bal Real Estate Caroline Springs Proudly Presents this home Located in the beautiful Willandra Estate close to parks, public transport, schools, shopping centres, and sporting facilities. This home will appeal to growing families with its open plan design that invites entertaining and easy living combined with its super-convenient position which enjoys seamless access to a range of family-focused lifestyle attractions. What else do you need to secure this opportunity! Comprising 4 bedrooms, the master bedroom with an Ensuite and walk-in robe, and all other three bed rooms with built-in robes with a central bathroom. An open plan living with a family / meals area and kitchen has an abundance of natural light. Community, Collaboration, Connection. Just a few ingredients that combine to create a meaningful life. Add to that an environment that fosters a sense of belonging, support and endless opportunity and you have the recipe for happy living. Features include: -# Modern Facade# High Ceiling# High Doors# LED Downlights# Master Bedroom with Ensuite & WIR# 20mm Stone Benchtop in Master Ensuite # Bedroom 2,3 & 4 with built-in robes# Central Bathroom# Separate Toilet# Extended Showers in All Baths# Theatre/Lounge room# 40mm Benchtop in Kitchen# 900 mm Appliances in Kitchen# Dishwasher# Glass splash back# Linen Storage# Laundry# Remote Controlled Garage with Internal & Rear Access# Day & Night Roller Blinds# Evaporative Cooling# Ducted Heating# Remote controlled Garage# Fully landscaped front & backyard# Security Cameras# Security Doors# Solar Panels# Alfresco# Beautifully Landscaped Front and Backyard.# 2 Minutes (approx) drive to Melton Early Learning Centre.# 4 Minutes (approx) drive to Primary and secondary Schools# 5 Minutes (approx) drive to Woodgrove Shopping Centre and High Street Shops# Much, much more... Situated within school zone, short distance to Woodgrove Shopping Center, High street Shops and many more amenities. If you are looking for convenience and comfort then look no further. This beautiful property can be yours. This property will sell quickly. Inspect now before it's GONE! An opportunity like this is rare to come by and will not last long! To be a part of this exciting experience, living a balanced and active lifestyle at Harkness. Please Call Prashant Bhardwaj on 0422 878 890 or Sonu Bal on 0413 712 550 to find out more. DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Landscaping is for illustration purpose only. Please visit the link for an up-to-date copy of the Due Diligence Checklist:  
<http://www.consumer.vic.gov.au/duediligencechecklist>