

**7B Rodgers Court, Charlemont, Vic 3217**

**AVENUE FIVE**

**House For Sale**

Monday, 22 April 2024

7B Rodgers Court, Charlemont, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 353 m2**

**Type: House**



Quentin Walker

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**\$550,000 - \$600,000**

Set in the ever popular and fast-growing suburb of Charlemont, this is the perfect opportunity for first home buyers, downsizers and investors alike. This low maintenance build has everything you could want and need, all that is left is to move in unpack & enjoy this community lifestyle. This beautiful, light filled home has a neutral colour palette and modern finishes that ticks all the boxes! This contemporary home takes advantage of a well-designed floor plan creating the perfect foundations for easy and convenient living. The open plan kitchen, living and dining area, creates the hub of the home. The stylish kitchen comprises gas cooktop, built in oven, dishwasher, pantry, stone benchtops, and plenty of space for meal preparation. Comprising of three bedrooms, the main bedroom offering a walk-in robe and private ensuite. While the remaining bedrooms offer built in robes, also sharing the central bathroom with toilet. Opening up from the main living area through a glass sliding door is the low maintenance backyard, the perfect finish to this stunning property offering very little for you to do. This property also offers gas ducted heating, and two split systems. One in the main living area and also the main bedroom for year-round comfort, downlights, double car lock up garage and naturally light filled spaces. What an opportunity, located within a short distance to newly built schools and shopping centres, it doesn't get more convenient than this. With easy access to the Ring Road and the renowned Surf Coast, this property offers the best of both worlds and is sure to tick all the boxes. Neat as a pin, this property is sure to impress. Disclaimer: All information provided is in good faith. Avenue Five have received it from believed accurate 3rd party sources at time of receiving. Avenue Five will not be held liable for any loss resulting from your actions or decisions and advise you to make all necessary enquiry and research in regards to this passed on information.