

# 8 Exford Street, Coolaroo, Vic 3048



## House For Sale

Wednesday, 16 August 2023

8 Exford Street, Coolaroo, Vic 3048

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 537 m2

Type: House



Jalal Abdallah  
0393096000



Mohamad Mawas  
0393096000

**\$530,000 - \$550,000**

Boasting a spacious and warm design, this residence offers a grand formal lounge, a bright kitchen with a cozy meals area, and three generously-sized bedrooms that bathe in an abundance of natural light. Stay comfortable all year round with not one, but two split systems providing efficient heating and cooling. Embrace the warmth of the wall-mounted gas heater during chilly evenings. The thoughtfully designed kitchen features modern updates and boasts sleek 900mm appliances. With an updated bathroom, complete with a double shower for ultimate relaxation. Additional conveniences include a separate toilet and a good size laundry, providing ample space for your daily chores. The polished flooring and stylish downlights add a touch of sophistication to the home. Outside offers beautifully maintained garden. With a large concrete front yard, there's room for up to 4 cars, providing ample parking space for both residents and guests. Situated on a flat block of land measuring approximately 537m<sup>2</sup>, this property offers plenty of room to live and grow. Location-wise, this home couldn't be better positioned. Coolaroo South Primary School is a mere one-minute walk away, ensuring convenience for families with young children. St. Mary Coptic Orthodox College is also within close proximity, offering educational opportunities for students. Transportation is a breeze with Coolaroo Train Station and a bus service on Longford Crescent, providing easy access to Broadmeadows and Upfield stations, as well as Broadmeadows Shopping Centre. For nature enthusiasts, Progress Reserve and James Penrose Reserve are just a stone's throw away, promising endless outdoor adventures. Plus, Coolaroo's prime location approximately 18km's North of the CBD offers excellent connectivity via City Link, Ring Road, Airport, and Tullamarine Freeway. Don't miss out on the chance to call this exceptional property your home. Embrace a lifestyle of comfort, convenience, and endless possibilities.