

# 85 Rose Grange Boulevard, Tarneit, Vic 3029



## House For Sale

Tuesday, 7 May 2024

85 Rose Grange Boulevard, Tarneit, Vic 3029

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Vineet Wadehra

0426767316

**\$570,000 - \$620,000**

Vineet Wadehra presents 85 Rose Grange Boulevard, Tarneit – an epitome of excellence in Tarneit's real estate landscape. This immaculately maintained single-storey residence, exudes quality, substance, and style. Boasting two living zones, three bedrooms, two bathrooms, and double car accommodation, this property is complemented by pristine grounds and an array of desirable features. Situated within the tranquil and family-friendly Rose Grange Estate, this home enjoys proximity to essential amenities such as shops, schools, parks, and playgrounds, making it an ideal haven for families seeking both comfort and convenience. The interior is bathed in natural light, creating an inviting atmosphere throughout. The layout encompasses a separate lounge at the front, offering a cozy retreat, while the bright and airy open-plan family and meals zone at the rear fosters seamless interaction and relaxation. The heart of the home, the kitchen, is a culinary haven equipped to delight the discerning chef. Featuring wrap-around countertops, glossy white cabinetry, and a breakfast bar, it is adorned with quality stainless-steel appliances including a gas cooktop, under bench oven, and dishwasher, complemented by a stylish splashback finished with feature tiling. Accommodation is generous and well-appointed, with three spacious bedrooms, each adorned with built-in robes and plush carpeting. The master suite boasts a walk-in robe and a private ensuite, while the remaining bedrooms share access to the sizable family bathroom, complete with a soaking tub for ultimate relaxation. Externally, the north-facing 448m<sup>2</sup> (approx.) block is a picture of tranquility, featuring beautifully landscaped gardens, a lush lawn, and an outdoor alfresco area with a shade sail, perfect for entertaining or unwinding in the fresh air. Notable highlights of this property include a double remote-control garage with both drive-through and internal access, a separate laundry, ducted heating, split system air conditioning, roller and venetian blinds, and feature lighting throughout, ensuring comfort and convenience at every turn. This sought-after location offers an abundance of neighborhood amenities, including Alfred Park, Tarneit Community and Learning Centre, Julia Gillard Library, and Werribee Mercy Hospital. Families will appreciate the proximity to esteemed schools such as Tarneit P-9 College, Baden Powell College, Thomas Carr College, and Westbourne Grammar School. Shopping needs are catered to with Tarneit Central Shopping Centre, Wyndham Village Shopping Centre, Pacific Werribee, and the future Bunnings complex nearby. Commuting is a breeze with Tarneit Station providing easy access to public transport options. In summary, 85 Rose Grange Boulevard encapsulates the essence of modern family living, offering a harmonious blend of comfort, style, and convenience in a highly sought-after locale. Don't miss the opportunity to make this exceptional property your own. Contact Vineet Wadehra today on 0423 299 856 to organise a viewing. Photo ID required for all inspections. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> **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\* Images for illustrative purposes only\*