

**9/98 Ahern Road, Pakenham, Vic 3810**



**Unit For Sale**

Sunday, 10 March 2024

9/98 Ahern Road, Pakenham, Vic 3810

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 113 m2**

**Type: Unit**



Loraine Ingle  
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**\$460,000 - \$505,000**

From the appealing facade to well-presented interiors, this eight-years young, single-level townhouse will not only inspire with its impressive modern design, but is also set to deliver a relaxed lifestyle that perfectly harmonises spacious living, appreciable appointments and a convenient location with easy connectivity to a vast array of amenities. Especially suited to the first-home buyer, investor or those looking to downsize, beyond the low-maintenance garden and attractive brick exterior, step inside and feel immediately welcomed by its unquestionable warmth. A winning combination of comfort and ease are further enhanced by an airy, light colour scheme and contrasting floor coverings. The use of abundant glazings in the open-plan living area introduces natural sunlight into the interior, effortlessly collaborating with the deep tones in the new high quality carpet. This inviting family hub spills outdoors to a private, low-maintenance, north-facing courtyard, ready for summer meals or a well-deserved glass of wine after work. Stepping back inside, the separate formal dining room provides yet another pleasant zone for the family to spend time together. The benefit of having these two distinct living areas is that they can be used simultaneously by the occupants without encroaching on each other. Overseeing the open-plan living area, the contemporary kitchen is ready to dish up the perfect culinary experience. Features include; updated De'Longhi electric oven, stainless-steel hotplates and rangehood, Dishlex dishwasher, tiled splashback, breakfast bar, generous storage including overhead cabinets in addition to eye-catching dual tones. The operational linchpin of the abode is the cleverly concealed Euro laundry, located within steps of the kitchen and comprising ample cupboard and bench space. The master bedroom offers an environment of quiet reflection at the conclusion of a busy day, showcasing glass sliding door access to the rear yard, his/hers walk-through robe and a sizable en-suite effect bathroom incorporating a separate bath, shower, toilet and modern vanity. Featuring double built-in robes, the well-executed floorplan places bedrooms two and three at the other end of the home. Three security doors were recently updated, including the front which boasts a three-point locking system. Further benefits list as; split system air-conditioning and heating, window locks, high ceilings, LED lights in living areas, water tank plumbed to toilets, single garage with internal and rear yard access plus additional parking for one vehicle – a rare bonus. Visitor parking is also available for guests. Enviably located, you'll enjoy immediate access to the adjacent Don Jackson Reserve which offers a fenced dog park and children's playground, as well as being within close walking distance to Pakenham Heights Kindergarten, Pakenham Hills Primary School, bus stop, Pakenham Heights Milk Bar and Kennedy Creek. The home is also only a short drive from Pakenham Railway Station (2kms approx.), Cardinia Lakes Shopping Centre, Pakenham Central Marketplace and the M1 Freeway for direct access to the CBD. Whether you're in the market for a home to settle down or looking to add a highly desirable property to your investment portfolio, this beautiful low maintenance residence offers an exceptional lifestyle. Delay in action will result in disappointment. For more information, please contact Loraine Ingle on 0417 220 062 and we look forward to seeing you at the next open home. **\*\*PHOTO ID IS REQUIRED AT ALL INSPECTIONS\*\***