

# 9 Balcombe Court, Craigieburn, Vic 3064



## House For Sale

Friday, 29 March 2024

9 Balcombe Court, Craigieburn, Vic 3064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 360 m2**

**Type: House**



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**\$490,000 - \$530,000**

Beautifully presented for sale, plenty of natural light, and perfect for first time buyers, small families and investors, this adorable three-bedder is so well located. Occupying a sunny 360sqm that feels a lot larger, the continuous-flow layout showcases a bright and airy formal living area that flows through to an open-plan kitchen/living/dining zone. The fully equipped kitchen features generous bench space, smart and adaptable storage and premium appliances. Three spacious bedrooms all contain built-in robes and share a modern bathroom with two-way access. The ideal spot to relax and unwind in complete privacy, sliding doors roll back to reveal a large alfresco and extended pergola. Other highlights and creature comforts include a space-efficient laundry, ceiling fans, ducted heating as well as a single carport with rear yard access. Moments from Aitken Creek walking trails, Our Lady's Catholic Primary School, Craigieburn South Primary School and Craigieburn Central, buyers will love the amenity-rich locale. Light and bright and fabulously positioned, 9 Balcombe Court provides a high quality of life.