

# 9 Ronald Crescent, Boronia, Vic 3155



## House For Sale

Wednesday, 12 June 2024

9 Ronald Crescent, Boronia, Vic 3155

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 721 m2

Type: House



Monique Fitzgerald  
0397626666



Kyle Bell  
0397626666

## AUCTION: \$650,000 - \$700,000

Packed with potential, peaceful and convenient. Gracefully established in a peaceful yet convenient neighbourhood, this delightful brick residence is bursting with potential to modernize, extend or redevelop on 721sqm approx. (STCA). Providing a pleasing environment for those wishing to move in or rent out whilst deciding the property's future, the current home offers a traditional layout with the benefits of four bedrooms, designated spaces for living and dining plus a generous backyard that's ideal for children. Highlights:

- Clustered along the hallway are four bedrooms (two with built-in-robies), including the master suite with semi-ensuite.
- Family bathroom accompanied by an independent shower room with vanity, separate toilet and laundry.
- Alluring lounge room dotted with skylights and adorned with the warming tones of timber floorboards.
- Separating the functional kitchen and meals zone is a breakfast bench – perfect for after school snacks or quick breakfasts.
- Encouraging children to enjoy the fresh air, a paved entertaining zone is accompanied by a large backyard.
- Comforted during the cooler months by a gas wall heater.
- Complemented by the additions of a garden shed plus a single carport.

Location:

- Metres from buses (routes 690 & 967)
- 450m from Boronia K-12 College
- Moments from St Bernadette's Primary School
- Walk to children's playgrounds and reserves
- 4min drive from Boronia Junction Shopping Centre
- 4min drive from Boronia Train Station
- Easy access to Eastlink Freeway