

# 17 Marilyn Way, Sale, Vic 3850



## House For Sale

Sunday, 11 February 2024

17 Marilyn Way, Sale, Vic 3850

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Julian McIvor  
0428084622

**\$497,000**

Welcome to 17 Marilyn Way - This impeccably maintained brick veneer residence presents an inviting opportunity for comfortable living. Situated in a quiet street and offers easy access to nearby schools, kindergartens, sporting facilities, and local shops, ensuring convenience at your fingertips. Ideal for first home buyers, astute investors, or those seeking a low-maintenance lifestyle, this home embodies practicality and comfort. The master bedroom boasts an ensuite and walk-in robe, complemented by two additional bedrooms featuring built-in robes, providing ample storage. The heart of the home unfolds into an open-plan kitchen, dining, and family space. The well-equipped kitchen offers generous bench space and storage. Large windows provide plenty of natural light and a sliding door directly onto the undercover entertaining area. Ensuring year-round comfort, this home features split-system cooling, evaporative cooling, and gas heating. The central family bathroom includes a vanity, shower, and spa bath, providing a relaxing retreat. The secure rear yard boasts a low-maintenance garden, complemented by a small garden shed and an undercover entertaining area, perfect for hosting gatherings or unwinding outdoors. Completing this appealing package is a double carport, providing sheltered parking. Embrace a lifestyle of ease and comfort in this well-appointed home and convenient locale. For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist)