

# 19 Roebourne Crescent, Campbellfield, Vic 3061

**Nelson Alexander**

## House For Sale

Saturday, 29 June 2024

19 Roebourne Crescent, Campbellfield, Vic 3061

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Peter Neofytou  
0394691000

## Private Sale \$735,000

Brimming with original charm on a generous block, this beloved family home is now available for a lucky new family to call their own! Secure a wonderful first home or prime investment with fantastic potential to renovate, perfectly positioned in a quiet crescent on the doorstep of shops, cafés and transport. The lovely front garden makes for a warm welcome to the home, while the formal entryway introduces polished timber floorboards that flow beautifully throughout the interior. Relax in the formal lounge with gas heater, or enjoy a meal with family and friends in the delightful separate dining room. Floor tiles shine in the spacious open plan family and meals zones, freely adjoining the original kitchen with wall ovens, dishwasher and plenty of storage. A built-in air-conditioner serves here, while ducted heating ensures toasty winters throughout the living and bedrooms. Spread into four comfortable bedrooms with a split system to the main, each serviced by the central bathroom with mirrored vanity and extra-wide shower. The large paved patio is ideal for outdoor entertaining in the privacy of the tidy rear garden. There's lots of room for parking in the lengthy driveway, plus gated side access to a single garage for a potential studio, office or gym! Stroll just around the corner to local shops and cafés, or Campbellfield Plaza for Coles, ALDI and more. Explore the Merri Creek Parklands, cycle along the Merri Creek Trail and take advantage of quality local schools including John Fawkner Secondary College and Moomba Park Primary. Buses are footsteps away, or it's just minutes to Gowrie Station for city trains that travel right along lively Sydney Road. Effortless freeway access makes for stress-free commuting to Melbourne Airport and throughout the suburbs.