

**25 Cottswold Ave, Narre Warren, VIC, 3805**



**House For Sale**

Wednesday, 14 August 2024

25 Cottswold Ave, Narre Warren, VIC, 3805

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Nest or Invest: Endless Opportunities Await**

Discover unparalleled charm in this serene Narre Warren gem!

Step inside to be greeted by an abundance of natural light and exquisite floorboards throughout the living areas, complemented with carpeting in the bedrooms. The master bedroom features a sophisticated ensuite, while the additional bedrooms enjoy access to a beautifully designed main bathroom.

The well-appointed kitchen, equipped with a dishwasher, is perfect for culinary enthusiasts and offers a delightful view of the amazing outdoor area. The generously sized block and impressive outdoor space provide limitless possibilities for relaxation and entertainment, including a spacious backyard with a large pergola ideal for alfresco dining and memorable gatherings.

Experience year-round comfort with ceiling fans, ducted heating and split system cooling throughout the home. Set on a versatile 699m<sup>2</sup> block, this property offers an exceptional blend of space and convenience, with exciting potential for subdivision (STCA).

Enjoy close proximity to Hallam Valley Reserve, parks, playgrounds, Fleetwood Primary School, and the vibrant Westfield Fountain Gate shopping precinct. Plus, easy access to the highway ensures both tranquility and connectivity.

Seize the opportunity to own this exceptional property-don't let it slip away!