

# 25 Malleefowl Boulevard, Beveridge, Vic 3753

GREYSTONE

## House For Sale

Thursday, 11 July 2024

25 Malleefowl Boulevard, Beveridge, Vic 3753

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 415 m2

Type: House



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**\$680,000-\$730,000**

Lobby Thutop and the team at Greystone are proudly presenting this family home in heart of Beveridge. Nestled within the coveted "Ooranya Estate" in Beveridge, this immaculate brand-new home is designed to deliver the epitome of luxury and comfort for family living. This contemporary home presents a stylish facade and offers a functional layout designed for modern living. The master bedroom features an Ensuite and spacious Walk-in robe, providing a luxurious private retreat. Three additional bedrooms, all generously sized, come equipped with Built-in robes and share a central bathroom, catering perfectly to family needs. The heart of the home is the open plan living and dining area, seamlessly connecting with a separate formal lounge for versatile entertaining options. The well-appointed kitchen boasts quality stainless steel 900 appliances, including a dishwasher, and showcases a stunning 40mm island stone bench top, complemented by a convenient walk-in pantry for ample storage. The property also includes a practical laundry with backyard access. Throughout the home, high ceilings enhance the sense of space, while hybrid flooring and tiled surfaces in wet areas ensure both durability and style. Climate control is managed effortlessly with an evaporative cooling system and ducted heating. Additional features include a double-car garage with internal access, a low maintenance front and backyard design, and an attractive exposed concrete driveway. Perfectly positioned adjacent to the Ooranya Playground and in close proximity to Club Mandalay, the Hume Freeway, Beveridge Primary School, childcare facilities, parks, and more, it offers convenience and accessibility. Located in the thriving town of Beveridge, Ooranya Estate provides a harmonious blend of suburban tranquility and urban accessibility. Just a 35-minute train ride from Melbourne's CBD, residents also enjoy easy access to renowned wineries, picturesque parks, shopping center and ample space for recreational activities. Available with vacant possession, For more information or to arrange a private inspection, contact Lobby or the team at Greystone. Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklist> **DISCLAIMER:** All stated dimensions are approximate only and all photos are for illustration purposes only. The particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.