

# 33 Malleefowl Boulevard, Beveridge, Vic 3753

CHWYLA

## House For Sale

Thursday, 11 July 2024

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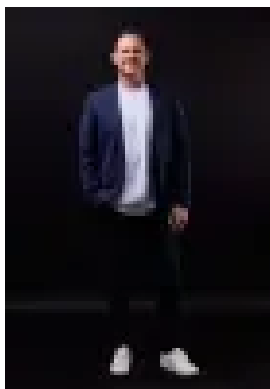
Bedrooms: 4

Bathrooms: 2

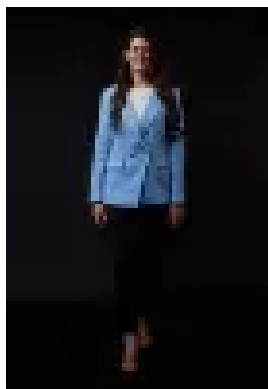
Parkings: 2

Area: 315 m2

Type: House



Paul Chwyla  
0386009995



Stacy Richards  
0386009995

**\$490,000 - \$540,000**

Make more of : 315m<sup>2</sup> block 1.5 year old home Four bedrooms Two bathrooms Open plan kitchen, living, dining area Study Double garage Security door Tiled flooring Downlights Blinds Kitchen with 20mm stone benchtops 600mm appliances Dishwasher Pantry Master with walk-in robe Three bedrooms with built-in robes Ducted heating Split system Low maintenance landscaping 130m to Ooranya Playground, basketball court, sandpit, rock climbing 1.7km to Club Mandalay 2.7km to Hume Freeway entrance 5 minutes to Hunters Tryst 15 minutes to Merrifield 15 minutes to Marnong Estate The initial appeal – Stone kitchen benchtops, lots of natural light and the luxury of low maintenance living. First home buyers and investors, there are currently tenants in place until January 2025 [with some flexibility]. The main attraction – It's neat as a pin and nearly new. This is a 1.5 year old, immaculately presented four bedder. You'll be 130 metres from Ooranya playground, basketball court for the future Boomers [and a netball ring for future Diamonds], sandpit and kids rock climbing wall. Your front yard suddenly got a lot more exciting. Your journey here starts this Saturday.