

# 35 Sanctuary Boulevard, Maiden Gully, Vic 3551

## House For Sale

Tuesday, 25 June 2024



35 Sanctuary Boulevard, Maiden Gully, Vic 3551

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 630 m2

Type: House



Bawa Singh  
0402206745



Matt Poulter  
0408992992

**\$650,000 - \$680,000**

The design, presentation and spaciousness of this family residence will provide instant appeal to those who have been searching for a quality-built residence, which offers a peaceful, scenic environment and flexible living options. • Adaptable plan comprises 4 bedrooms with main including walk-in robe and ensuite, open plan kitchen/meals and living area, spacious formal lounge, plus a separate multi-purpose room that could be utilised as a home office, kids play-room, or possible 5th bedroom. • Stylish modern inclusions and colour schemes to both bathrooms. Quality kitchen with stainless steel appliances, large oven/cooktop, and pantry. Ducted gas heating and evaporative cooling ensure year-round instant comfort. • Furthermore, there's an undercover outdoor Alfresco area overlooking a landscaped secure yard which combines beautiful lawn areas surrounded by established gardens/trees. Double lock-up garage for secure car accommodation, and side access to yard is perfect for trailers, boats or caravans. • Convenient position with the highly reputable Marist College nearby, along with primary school and childcare facilities. Local specialty shops, reserve/playground, and supermarket are also within walking distance. Set opposite a lovely natural reserve, this property provides an exceptional family friendly lifestyle in a popular Maiden Gully estate. Offering excellent value for all that is on offer, this beautifully maintained residence is sure to impress upon inspection.