

**6 Roosevelt Road, Mount Duneed, VIC, 3217**

**GARTLAND**

**House For Sale**

Sunday, 18 August 2024

6 Roosevelt Road, Mount Duneed, VIC, 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## A lasting impression with ideal school zoning

If you are looking for flexible family living then you simply must inspect. Choose the floorplan that best suits your lifestyle. Configure as either four bedrooms and one living room or three bedrooms and two living rooms. Coming up to the end of the year if school zoning is your priority, this home is perfectly positioned to allow your children to attend Mirriipoa Primary School with a future secondary school planned for nearby also.

They say first impressions last, and this home stands out for all the right reasons.

Beautifully landscaped with a delightful street presence, elevated by an exposed aggregate driveway, decking steps to the entry and lovely gardens.

The interiors are styled beautifully with floating floors through the living spaces and carpet to bedrooms. You will love the beautiful Western and Northern light that filters through into the open plan design and the kitchen with stone benchtops, 900 mm appliances and built-in pantry. The Master bedroom has a large ensuite with separate toilet and the second and third bedrooms have built in robes with sliding doors and fans. The rear 4th bedroom/lounge can be closed off by a cavity slider door, is a fantastic size and offers multiple work, rest and play options.

The backyard is simply ideal with an undercover alfresco with extended decking, perfect for Summer enjoyment. And the yard is low maintenance with a side gate, concrete apron around the house and high-quality artificial turf at the rear. You will never need to mow the lawns and the kids can easily head up to the playground to kick the footy or play in the epic Adventure playground that is just around the corner!

This central location in Mount Duneed is just getting better and better. The whole family will love being just around the corner from everything. Enjoy the added benefits of being a club Armstrong member, having nearby public transport options and the new Mount Duneed Village that will soon be completed on your doorstep.

Features floorboards, ducted heating and split system air conditioning to the living, fans to bedrooms and rear room, block out blinds, storage baskets added to the Master walk in robe, fans, bath, laundry with outdoor access, double car garage with internal and backyard access.

- Fans to bedrooms and an air conditioner
- 3 or 4 bedrooms
- Club Armstrong access
- Mirriipoa school zone