

**17 St Laurent Rise, Knoxfield, Vic 3180**



**Townhouse For Sale**

Sunday, 23 June 2024

17 St Laurent Rise, Knoxfield, Vic 3180

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 321 m2**

**Type: Townhouse**



Nancy Jia

0430770820

## AUCTION

**THE PROPERTY** This superb semi-detached home in a central sought-after location offers an idyllic blend of indoor and outdoor spaces to admire. Boasting a beautiful two-storey design featuring a double garage and large, lovely garden, this property is the perfect place to call home. On the entry level, the corridor is lined with a guest powder room and family-size laundry for convenience. At the rear of the residence, the open plan living area with large windows to soak up the garden views offers plenty of space for growing families. With the inclusion of a cooks' kitchen with gas cooktop, wall oven, and inviting breakfast bar plus a bonus study nook, this warm and welcoming space will serve as the heart of this enticing home. Upstairs offers 3 generously proportioned bedrooms with cosy carpet and built-in robes. The main bedroom is also accentuated with a shower ensuite. The shared family bathroom has been features a soaking tub and separate WC. Primed to afford immense comfort for one fortunate family, this wonderful family home is a rare find. Plan your viewing today.

**THE FEATURES** Semi-detached brick residence in a family-friendly location  
Open plan living and dining area with bonus study nook  
Bright kitchen with quality appliances and inviting breakfast bar  
Ground floor laundry and guest powder room  
Upper level family bedrooms with built-in robes  
Main bedroom with double robes and shower ensuite  
Heating and cooling for continued comfort year-round  
Double garage with in-house access.

**THE LOCATION** This home's premier position between Carrington and Gilbert parks offers a beautifully balanced lifestyle. Zoning for Carrington Primary School and Scoresby Secondary College as well as proximity to St Andrew's Christian College, Waverley Christian College, The Knox School, and Swinburne TAFE offers complete convenience for families. Easy access to Westfield Knox and Eastlink ensures every amenity is readily at hand.

**AUCTION** Saturday 20th of July at 12pm