

# 2/27 Warrs Road, Maribyrnong, Vic 3032

J A S S T E P H E N S

## Townhouse For Sale

Wednesday, 10 July 2024

2/27 Warrs Road, Maribyrnong, Vic 3032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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Tate Moore

**\$620,000 - \$680,000**

• Updated family sanctuary ideally positioned for convenience and lifestyle • Master bedroom with walk-in robe, private balcony and direct bathroom access • Two additional bedrooms with built-in robes • Formal lounge + open-plan kitchen/dining/living opening to alfresco entertaining deck and leafy back garden • Family bathroom with inset bath + two separate powder rooms • Walk-in laundry with new custom cabinetry • Ducted heating + five split-system heating/cooling units • Solar panels for sustainable energy and reduced power bills • Under-stair storage • Secure single garage

Nestled within a boutique development of three independent homes, this spacious sanctuary is ideal for families seeking comfortable, low maintenance living in a prime lifestyle location. Perched on the upper level are three inviting bedrooms, including two with built-in robes and a generous master with a walk-in robe and private balcony. The master also boasts direct access to the centrally positioned family bathroom, where a shower and an inset bath are complemented by a separate powder room. Downstairs you'll enjoy plenty of space for quality time together. The large formal lounge flows effortlessly through to the spacious open-plan area, where generous living and dining zones are joined by a beautifully appointed kitchen boasting new Bosch appliances. Sliding doors invite you to the alfresco deck where you'll enjoy easy entertaining and the oasis-like feeling created by the leafy garden unfolding around an established banana tree. A walk-in laundry and a second powder room complete the lower level, while ducted heating and split-system heating/cooling units ensure your comfort all year long. Other highlights include under-stair storage space, solar panels and a secure single garage.

Why you'll love this location: Set back from the street in a peaceful pocket of Maribyrnong only 10.9km\* from the CBD, this address promises the ultimate in walk-to-everything convenience and easy access to outdoor attractions. Walk to Highpoint Shopping Centre in just two minutes\* for fabulous big-name and designer shopping, a choice of supermarkets, great dining and entertainment options. Walk to Pipemakers Park and the Maribyrnong River in moments for a superb outdoor lifestyle on your doorstep. Enjoy weekend morning walks along the river trail, stopping to enjoy a coffee from Middle Child along the way and take the kids to their choice of playgrounds within walking distance of home. Families will appreciate the easy walk to childcare, Maribyrnong Kindergarten, St. Margaret's Primary School and Maribyrnong College and the easy access to Moonee Ponds West Primary School, while city workers can stroll to trams and buses for easy public transport to the CBD.\*Approximate