

1/225 Boronia Road, Boronia, Vic 3155



Unit For Sale

Tuesday, 2 July 2024

1/225 Boronia Road, Boronia, Vic 3155

Bedrooms: 3

Bathrooms: 1

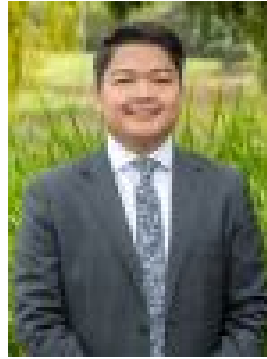
Parkings: 2

Area: 452 m2

Type: Unit



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Auction (\$640,000 - \$690,000)

Situated in the heart of Boronia, this home is perfect for first-time buyers, investors, or anyone seeking their next residence. Conveniently located with a bus stop directly at the front and within walking distance to shops, Boronia train station, and many schools, it offers everything needed for a comfortable lifestyle. Upon entering, you'll find the first two bedrooms on your right, both featuring built-in robes for ample storage. To your left, a spacious living and dining area awaits, bathed in natural light that highlights the freshly painted walls and the new light grey carpets that complement the home beautifully. As you proceed down the hallway, you'll discover the third bedroom, also equipped with a built-in robe and additional shelving for extra convenience. Adjacent to this bedroom is the main bathroom, thoughtfully designed to serve the entire home. The living then flows into the open plan kitchen and meals area. The kitchen features quality appliances including a gas cooktop, oven, and Bosch dishwasher and also offers a view of the backyard. Step outside through the laundry into a spacious pergola featuring beautifully oiled Merbau decking and low-maintenance artificial grass. This area is perfect for outdoor dining and gatherings. Additional features include, LED lights throughout, ducted heating, wall AC unit in living, roof colour restoration, security cameras, 5.5kw solar panels, sun blinds in pergola and a double car garage. FEATURES: • 3 Bedrooms all with Built-in Robes • 1 Bathroom • Separate Toilet • Open Plan Kitchen and Meals Area • Gas Cooktop and Oven • Bosch Dishwasher • Living and Dining • Laundry • Ducted Heating (Replaced only 6 months ago) • Wall AC Unit in Living • LED Downlights • New Carpets • Freshly Painted • Roof Colour Restoration • Security Cameras • 5.5kw Solar Panels • Pergola with Sun Blinds • Merbau Oiled Decking • Artificial Grass in the backyard for Low Maintenance • Spacious Front Yard • Double Car Garage LOCATION: Ideally positioned for both convenience and community living. The area is well-served by several primary schools including Boronia West Primary School, St. Joseph's Primary School, Fairhills Primary School, and Boronia K-12 College - Junior Campus, ensuring a range of educational choices for young families. For secondary education, the nearby high schools include Boronia K-12 College, Fairhills High School, St. Joseph's College, and Wantirna College, providing comprehensive options for older students. Shopping is a breeze with Boronia Junction and Westfield Knox Shopping Centre located nearby. Boronia Train Station is conveniently close, providing easy access to Melbourne and surrounding suburbs. Additionally, the area is rich in green spaces, with Tim Neville Arboretum, Chandler Park, and Batterham Reserve offering beautiful parklands for outdoor activities and relaxation. Onsite Auction Saturday 27th of July at 12pm