



## Bonnie Brook, 16 Ballanrong Road

Modern Comfort and Timeless Style in Sought-After Bonnie Brook! APPLICATIONS NOW OPEN

### The Property

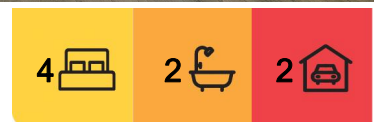
LJ Hooker Property Point presents 16 Ballanrong Road, Bonnie Brook —a beautifully crafted home that combines comfort and style. This residence features four generously sized carpeted bedrooms, an open-plan living area, and a modern kitchen that caters to all your culinary needs. Nestled in the vibrant and growing community of Bonnie Brook, this property is perfectly positioned to offer both convenience and tranquillity.

### The Point of Difference

- The home boasts four spacious carpeted bedrooms, with the master featuring a walk-in robe and a stylish ensuite, while the remaining bedrooms are fitted with built-in robes to maximise storage.
- The well-appointed kitchen includes modern appliances such as an oven and gas cooktop, complemented by a handy pantry, overhead cupboards, and a breakfast bench



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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- ideal for casual meals and meal preparation.
- The expansive living area seamlessly adjoins the kitchen and dining space, creating an inviting and functional environment for family gatherings and entertaining.
  - Enjoy the low-maintenance, fully landscaped front, and backyard, designed for easy upkeep while providing a pleasant outdoor setting for relaxation.
  - Additional quality features include a double garage for secure parking, ducted heating for year-round comfort, and evaporative cooling to keep you cool during the warmer months.
  - The property also benefits from smart storage solutions throughout and well-planned spaces that enhance everyday living.

The Point of Interest

Bonnie Brook is a rapidly developing suburb offering a blend of modern conveniences and natural beauty. Residents will appreciate the proximity to local amenities including shopping centres, parks, and recreational facilities. The property is zoned for renowned local schools, including Bonnie Brook Primary School and Mt. Derrimut Secondary College, ensuring excellent educational opportunities for your family. This location provides easy access to major roads and public transport, making it a practical choice for those who value both accessibility and community.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 24/03/2025. Identification is required on entry to all private and public inspections.

More About this Property

Property ID	2G8HHGH
Property Type	House

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