



2/17 Woodmason Road, Boronia

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A Grand Statement of Space, Style and Versatility

An outstanding opportunity presents itself to secure a modern, two-storey brick residence set on approximately 404sqm of flat, low-maintenance land. A home thoughtfully designed to cater to a wide variety of buyers and lifestyles.

One of the true stand-out features is the flexible floorplan. Downsizers will appreciate the expansive downstairs living area paired with a generous ground-floor master suite, complete with a large walk-in robe and ensuite. Families will love the additional three oversized bedrooms upstairs, along with a second living area. Perfect for children, grandchildren or a visiting family. With approximately 29 squares under roof, the home comfortably accommodates large families, multigenerational living or extended overseas stays with ease.

At the heart of the home is a focus on space, practicality and storage. The well-appointed kitchen is simply marvelous, offering ample bench space for meal preparation, modern stone benchtops, a large pantry and an abundance of cupboards and drawers. The kitchen blends into the open-plan dining and living area, this zone is ideal for everyday living and entertaining alike. Large sliding doors extend the living

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Boronia
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

space to a covered, under-roof alfresco area, providing year-round enjoyment for gatherings with family and friends.

Further enhancing the home's appeal is a full laundry with excellent storage, three reverse-cycle split systems, ducted heating, and a double garage featuring an additional rear roller door for added convenience. The fully fenced and secure rear yard is private and inviting, particularly in the warmer months, and includes a garden shed. Security screen doors to both the front and rear add peace of mind, while the overall presentation is simply delightful.

Positioned in a location where convenience truly shines, Woodmason Road is just a short stroll to everything Boronia has to offer — including Boronia Train Station, Woolworths, Coles and Kmart. Woodmason Reserve is only a few doors away, with surrounding walking and cycling tracks further enhancing the lifestyle appeal.

Adding to the long-term value is the highly anticipated Boronia Renewal Project, set to transform the heart of Boronia into a vibrant, modern activity hub. With improved public spaces, upgraded infrastructure, new community facilities and enhanced connectivity, this project promises strong lifestyle benefits and future growth potential for residents and investors alike.

Opportunities like this are rarely offered — inspect early to avoid disappointment. If you are unable to attend one of the scheduled open homes, please contact me on 0417 332 442 to arrange a private inspection.

MORE DETAILS

Property ID	SWZFBK
Property Type	House
House Size	270 m2
Land Area	404 m2
Including	Ensuite
	Air Conditioning
	Ducted Heating
	Toilets (3)
	Courtyard
	Deck
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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