






20 Baker Street, Darley

## Modern Comfort and Low-Maintenance Living in Prime Darley Location!

Are you looking for your first home, a smart investment, or the perfect downsizer! Look no further! This near-new home at 20 Baker Street, Darley offers the ideal blend of comfort, convenience, and contemporary living.

Showcasing high ceilings and a light-filled open plan design, this beautifully presented threebedroom home sits proudly on a low-maintenance 302m<sup>2</sup> (approx.) block. The modern kitchen features quality appliances including a brand-new dishwasher, new kitchen tap and under sink water filtration system, electric oven, and gas cooktop, seamlessly flowing into the spacious living and dining areas - perfect for relaxed family living or entertaining guests.

The master bedroom boasts a walk-in robe and private ensuite, while the two additional bedrooms include built-in robes for ample storage. A stylish main bathroom with a bathtub and a well-appointed laundry complete the interior.

3  2  2 

**FOR SALE**  
OFFER ACCEPTED!!

### AGENTS

Vinay Kumar  
0415 316 382  
vinay.kumar@ljhookerbm.com.au

### AGENCY

LJ Hooker Melton  
(03) 8797 5588

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.



Recent updates include new carpets that add even more appeal. Down lights, roller blinds, fly screens, and extra power points have all been thoughtfully installed. Enjoy year-round comfort with a dedicated split system in the living area, ducted heating throughout and ceiling fans in every bedroom.

Outside, you'll find a double lock-up remote-control garage, a storage shed, and a private backyard with space for a veggie garden.

Nestled within a vibrant and family-friendly neighbourhood, this home offers easy access to local schools, shops, parks, and freeway connections, ensuring everything you need is right at your fingertips.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)  
Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

**DISCLAIMER:** 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.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

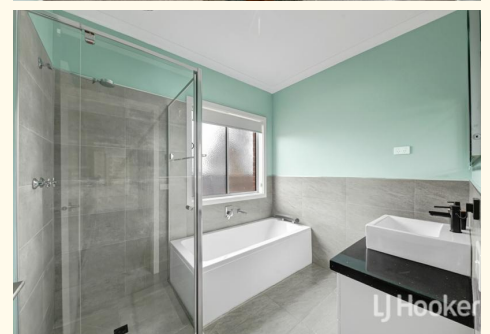
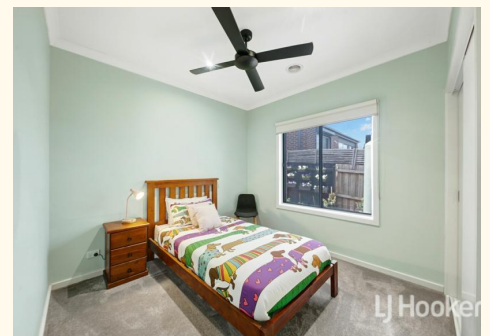
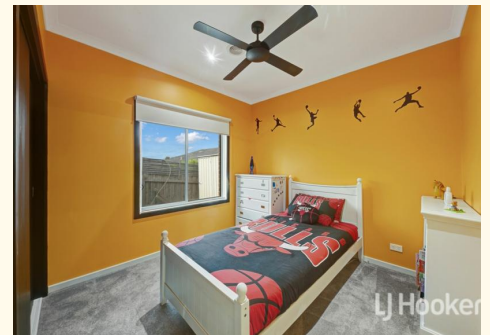
<http://www.consumer.vic.gov.au/duediligencechecklist>

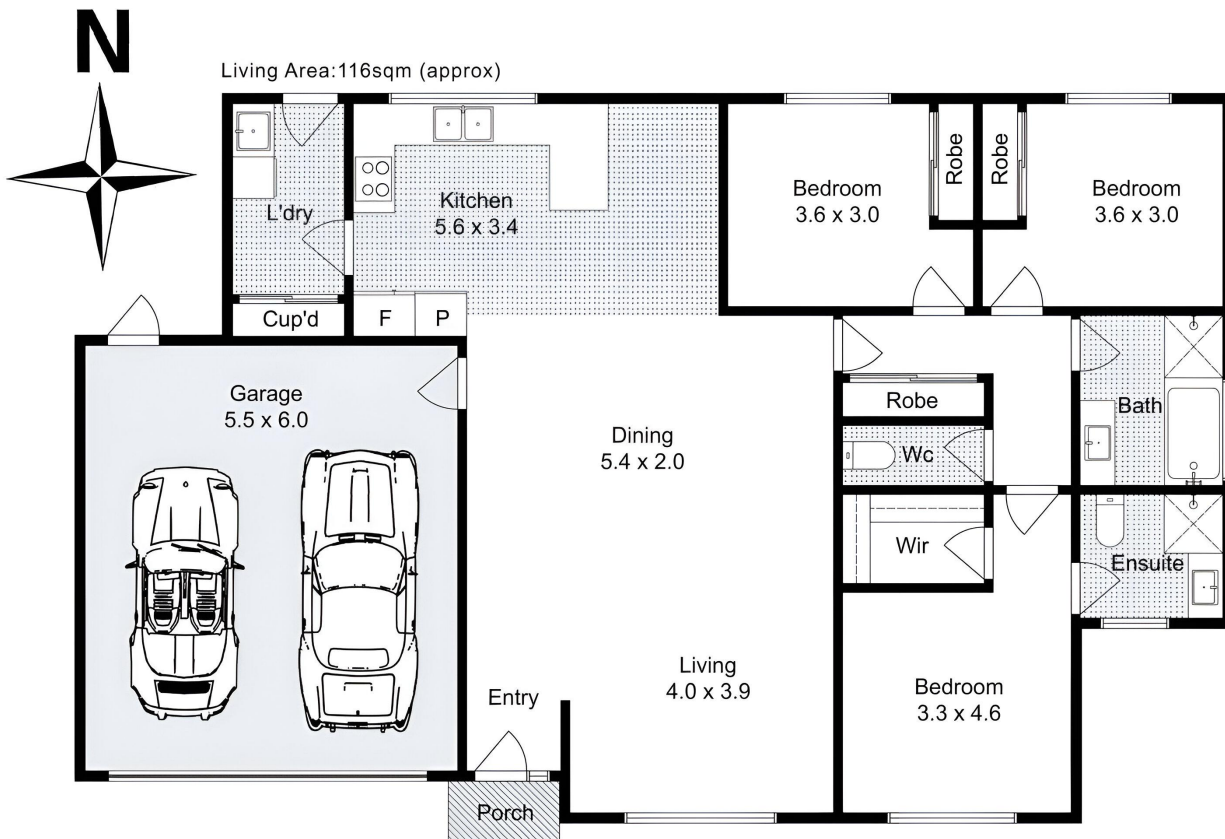
## MORE DETAILS

|               |        |
|---------------|--------|
| Property ID   | RFYHWU |
| Property Type | House  |
| Land Area     | 302 m2 |

**Vinay Kumar 0415 316 382**  
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## 20 Baker Street, Darley

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

