

26 Windsor Boulevard, Derrimut

A Spacious Family Retreat on a Prime 749m2 Approx. Corner Block

The Property

Welcome to 26 Windsor Boulevard, Derrimut. Combining generous proportions, versatile living and exceptional functionality, this inviting residence offers a spacious and well-designed layout suited to everyday living and entertaining. The home comprises three bedrooms, two bathrooms, two separate living areas and a spacious covered pergola, complemented by a self-contained granny flat featuring two bedrooms, a bathroom, kitchen and dining area, as well as a double-car garage with drive-through access. Positioned on a desirable 749m2 approx. corner allotment, the property offers ample outdoor space and contemporary appeal throughout. Located close to schools, shopping centres and public transport, this well-positioned home presents an exceptional opportunity for those seeking space, convenience and a well-connected lifestyle.

The Point of Difference

- Upon entry, you are welcomed by a spacious formal lounge, complemented by a separate rumpus room offering additional space for relaxation and everyday living.

5 3 2

FOR SALE

\$950,000

VIEW

By Appointment

AGENTS

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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.



- The well-appointed kitchen showcases ample bench space, generous cabinetry and a built-in pantry, overlooking the meals area.
- Comprising three bedrooms, including a main bedroom complete with an ensuite and walk-in robe, while the remaining bedrooms feature built-in robes and are serviced by a central bathroom.
- Positioned on a generous 749m2 approx. allotment, the undercover pergola is surrounded by ample outdoor space, creating an exceptional setting for year-round entertaining and outdoor enjoyment.
- Additional highlights include a separate laundry, heating and cooling, security roller shutters, modern inclusions throughout, excellent storage and a double-car garage with drive-through access.
- The property also features a self-contained granny flat comprising two bedrooms, a bathroom, kitchen and dining area, with seamless access to the covered patio.

The Point of Interest

Perfectly positioned within a convenient and family-friendly pocket of Derrimut, this address places an array of lifestyle amenities just moments from your doorstep. Enjoy easy access to Derrimut Village Shopping Centre, local cafés, restaurants and recreational facilities, while nearby Balmoral Park offers playgrounds, walking paths, sporting areas and open green space for families to enjoy. Families will appreciate nearby schooling options including Derrimut Primary School, St Lawrence Catholic Primary School and Victoria University Secondary College, while public transport remains within easy reach. With seamless access to the Western Freeway, commuting to surrounding suburbs is made easy.

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 as of 18/05/26.

MORE DETAILS

Property ID	2JJ2HGH
Property Type	House
Land Area	749 m2

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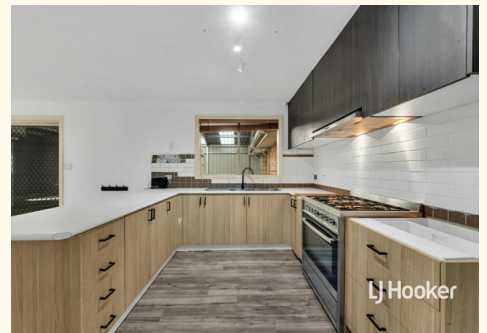
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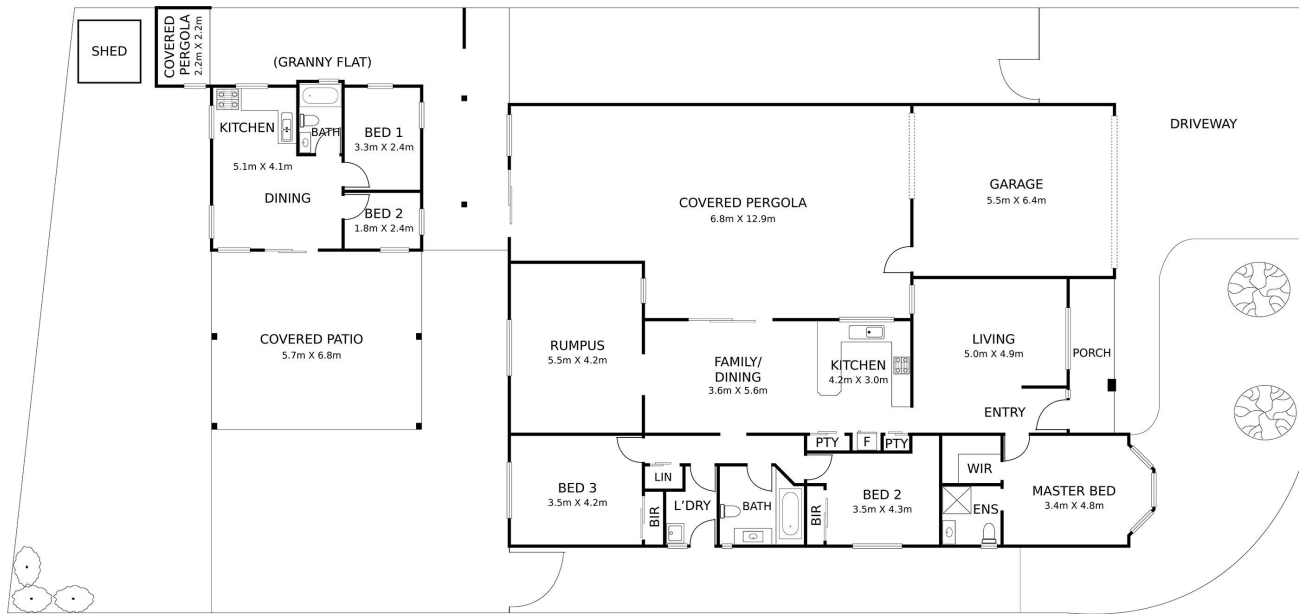
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26 WINDSOR BOULEVARD, DERRIMUT



FLOOR PLAN ON SITE PLAN

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