



Doreen, 9 Burssi Circuit

The Perfect Fusion of Modern Design and Desirable Location

The Property

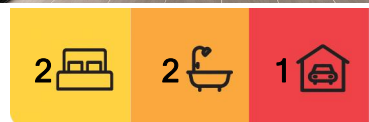
Welcome to 9 Burssi Circuit, Doreen. Nestled with views over a sprawling parkland reserve, this pristine townhouse presents a peaceful and private lifestyle, ideal for first-time buyers, downsizers, or investors. Featuring open-plan living and dining areas, a sleek modern kitchen, two bedrooms, two bathrooms, and secure garaging for one vehicle, this home offers the low-maintenance living desired by many. Located in the tranquil streets of the growing Doreen area, the property is just moments away from local shops, top-tier schools, and public transport options.

The Point of Difference

- Boasting a beautifully designed open plan living space, bathed in natural light, this home is perfect for effortless entertaining, with generous living and dining areas that seamlessly flow to the adjoining outdoor balcony.



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.



For Sale
\$400,000 - \$440,000

View
ljhooker.com.au/2FW6HGH

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- The modern kitchen is equipped with premium stainless-steel appliances, including a gas cooktop, under-bench oven, and dishwasher. It also features laminate countertops, ample storage, cabinetry, and a pantry, complemented by stylish subway tile finishes.
- Accommodation comprises two spacious bedrooms, with the main located upstairs and the second downstairs, both featuring built-in robes. The primary suite boasts a private ensuite, while the second bedroom has access to the central bathroom, complete with a full-sized tub.
- Set on a low-maintenance allotment, this double-storey residence offers a contemporary aesthetic. At the rear, a grassed courtyard provides a private outdoor retreat.
- Additional features include a single remote-control garage, a separate laundry, linen storage, security screen front door, ducted heating, split system air conditioning, and quality window furnishings throughout.

The Point of Interest

Nestled in a serene neighbourhood, this location boasts exceptional convenience, with key amenities just moments away. Shopping hubs like Laurimar Town Centre, Mernda Village, and Westfield Plenty Valley are all within easy reach. Nature enthusiasts will enjoy the nearby Plenty Gorge Parklands and Yarrambat Park Golf Course. Public transport is well-serviced, with bus stops within walking distance. The property is within the catchment area of Ashley Park Primary School and Hazel Glen College, with easy access to Ivanhoe Grammar School and Plenty Valley Christian College.

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 is on www.findmyschool.vic.gov.au as of 17/01/25.

More About this Property

Property ID	2FW6HGH
Property Type	Townhouse

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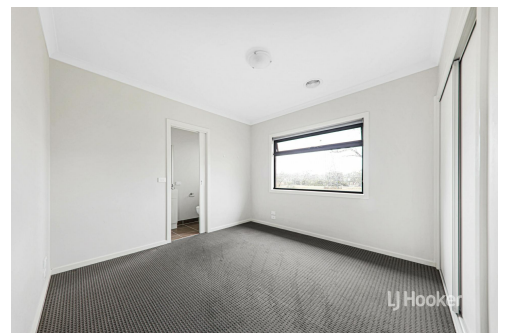
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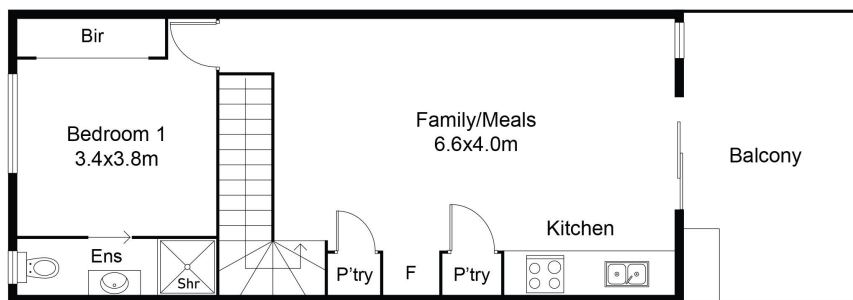
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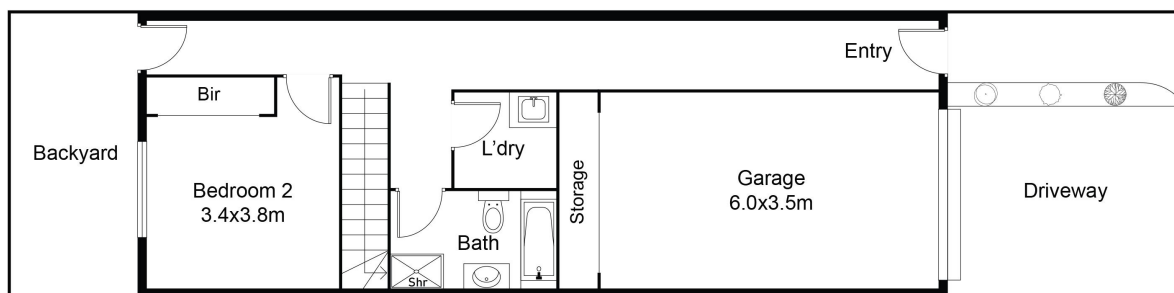


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First Floor



Ground Floor

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.



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