

3/57 Conn Street, Ferntree Gully

## Brand New Living, Built for Modern Life

LJ Hooker Boronia is delighted to present one of the area's newest and best-positioned townhouses. Brand new, never lived in and backed by a full builder's warranty, this is an outstanding opportunity to secure a stylish, low-maintenance home without the wait.

Perfectly positioned in a quiet and highly regarded street, you'll enjoy the convenience of being just a short stroll from Mountain Gate Shopping Centre, local cafés, parks and public transport. Westfield Knox is only minutes away, while EastLink provides easy access to Melbourne's CBD and the Mornington Peninsula.

Designed with modern living in mind, this thoughtfully planned townhouse makes excellent use of every square metre. Offering two generous robed bedrooms plus a separate study area, it provides the flexibility to suit first home buyers, downsizers, professionals working from home or astute investors.

The ground floor bedroom has access to an ensuite effect bathroom, while the upstairs bathroom conveniently services the second bedroom and guests. Both bedrooms are fitted with split-system heating and cooling, ensuring year round comfort.

2  2  1 

**FOR SALE**  
\$620,000 to \$680,000

**VIEW**  
Sat 4th Jul @ 11:00AM - 11:30AM

**AGENTS**  
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**AGENCY**  
LJ Hooker Boronia  
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 **LJ Hooker**

Upstairs, the light-filled open plan living and dining area is complemented by a contemporary kitchen featuring quality appliances, a dishwasher and, importantly, a full-sized pantry (a feature often overlooked in homes of this style). Sliding doors extend the living space onto a private balcony, while downstairs a secure courtyard provides the perfect spot for outdoor entertaining or a safe space for small pets.

Completing the package is a remote single garage with internal access, adding both convenience and security.

Whether you're looking for your first home, a quality investment or a lock-up and leave lifestyle, this impressive townhouse delivers contemporary living in a location that continues to grow in popularity.

Inspect without delay!

## MORE DETAILS

Property ID	T1WFBK
Property Type	Townhouse
Including	Air Conditioning Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Christian Karolos 0409466788

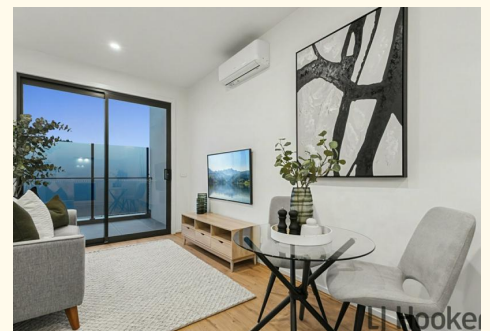
New home specialist | Karfam Developements Pty Ltd |  
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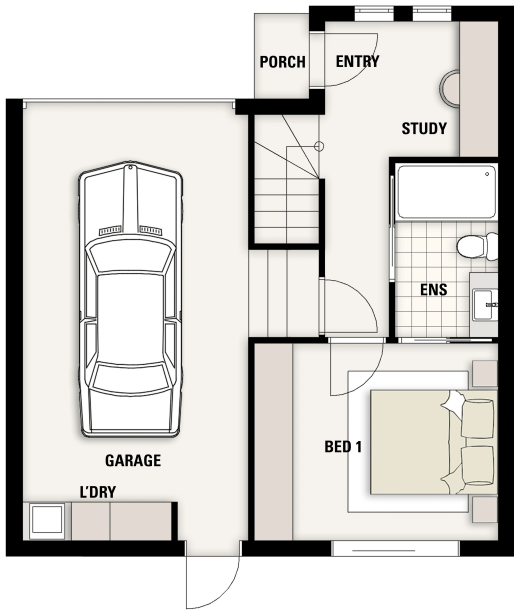
### Julien Karolos 0417 332 442

Director - O.I.E.C | jkarolos.boronia@ljhooker.com.au

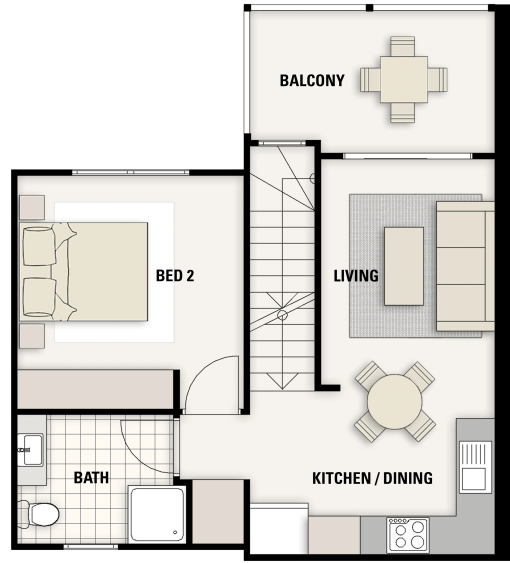
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**GROUND FLOOR**



**FIRST FLOOR**

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