

## Harkness, 25 Portman Avenue

Modern and Spacious - Ideal First Home or Investment Opportunity!

LJ Hooker Property Point proudly presents 25 Portman Avenue, Harkness. Representing superb buying for first homeowners and professionals, and making an attractive addition to any property portfolio, this low maintenance residence is a must see. With open plan living and meals spaces, three bedrooms, two bathrooms and secure parking for one vehicle, this residence offers a lifestyle of ease, within walking distance of schools and childcare facilities and minutes from shops, parklands and public transport services.

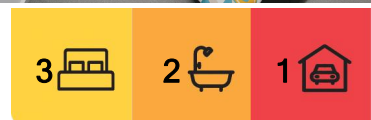
-Designed for easy living and effortless entertaining, this property offers open plan living and meals zones with spacious proportions throughout. An abundance of natural light fills the interiors, complementing the neutral toned paintwork, carpets and tiles.

-A modern kitchen awaits the home chef, boasting wrap-around countertops, a breakfast bar and quality stainless-steel appliances including a gas cooktop, canopy rangehood and under bench oven.



**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**  
\$445,000 - \$475,000

**View**  
[ljhooker.com.au/2FFGHGH](http://ljhooker.com.au/2FFGHGH)

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**LJ Hooker Point Cook**  
**(03) 9975 7080**

-Accommodation includes three bedrooms, each fitted with built-in robes. The master suite is well-separated and includes a walk-in-robe and stylish ensuite, while the family bathroom includes a walk-in shower and bathtub.

-Constructed in 2012, this single-storey residence enjoys a low maintenance 303sqm (approx.) corner allotment, its fully fenced grounds complete with established gardens and grassy lawns, perfect for children and pets to play.

-Additional appointments include a single remote-control garage with internal access, a separate laundry, new hot water system, security screen doors, ducted heating, split system air conditioning and quality roller blinds throughout.

Positioned within a quiet and leafy neighbourhood, this property offers excellent proximity to local amenities, with both Melton Montessori School and Arnolds Creek Primary School within walking distance. Local shopping and entertainment precincts include Arnolds Creek Shopping Centre, Arnolds Creek Childrens and Community Centre and Woodgrove Shopping Centre, with Melton Waves Leisure Centre also nearby. For commuters, this property offers easy access to Melbourne CBD with travel options including Melton Station and the Calder Freeway.

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](http://www.findmyschool.vic.gov.au) as of 16/10/24.

## More About this Property

<b>Property ID</b>	2FFGHGH
<b>Property Type</b>	House
<b>Land Area</b>	308 m <sup>2</sup>

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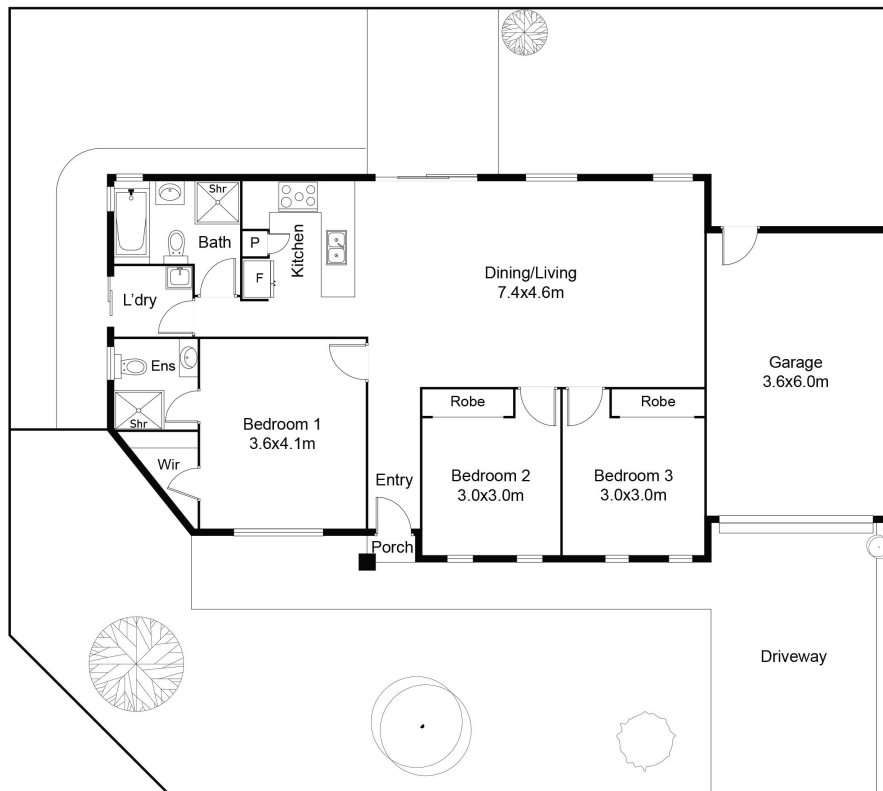
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed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



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