



12 Snow Gum Drive, Kilsyth South




## Affordable Comfort in a Prime Location

Whether you're entering the market, downsizing, or adding to your investment portfolio, this single-level home offers the perfect blend of comfort, convenience, and easy living.

Boasting three bedrooms, all with built-in robes, and a central bathroom with ensuite effect from the master, the layout is designed for functionality and everyday ease. A spacious front lounge flows seamlessly through to a generous open-plan kitchen, overlooking a large family and second living area, ideal for entertaining or relaxing with family. The well-appointed kitchen features gas cooking, an electric oven, ample bench space, and plenty of storage. Year-round comfort is assured with ducted heating and a split system air conditioner.

Step outside to a private, north-west facing fully fenced courtyard, sun-filled, and ready for you to create your own garden oasis. A secure single carport with a roller door adds added security and peace of mind.

Perfectly positioned in sought-after Kilsyth South, this home offers a serene lifestyle surrounded by nature, with local parks, schools, and

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### FOR SALE

Please Call

### AGENTS

Julien Karolos  
0417 332 442  
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Trish Nelson  
0447 214 391  
tnelson.boronia@ljhooker.com.au

### AGENCY

LJ Hooker Boronia  
(03) 9762 1022

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 Eastwood Golf Club all close by. Enjoy easy access to the Dandenong Ranges, Eastlink, and Maroondah Highway for added convenience.

## MORE DETAILS

Property ID	STHFBK
Property Type	House
Land Area	326 m2

### Julien Karolos 0417 332 442

Director - O.I.E.C | [jkarolos.boronia@ljhooker.com.au](mailto:jkarolos.boronia@ljhooker.com.au)

### Trish Nelson 0447 214 391

Personal Assistant to Julien Karolos - BSO |  
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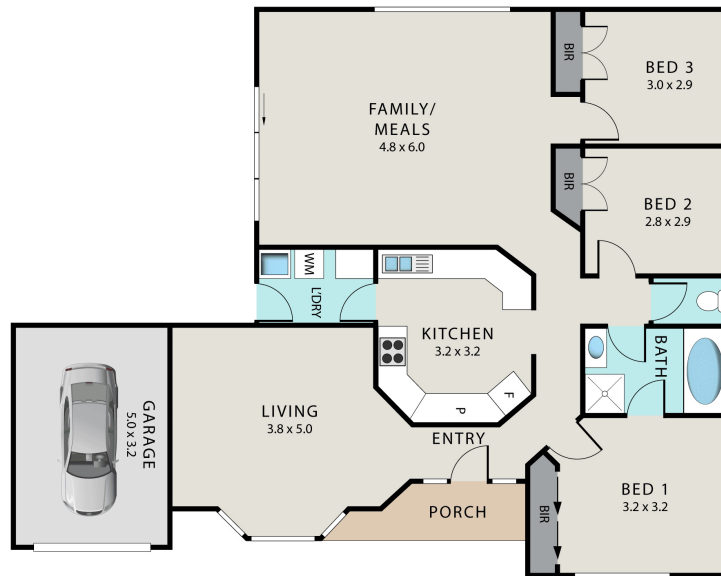
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