







13 Tower Avenue, Narre Warren South

An Inviting Family Sanctuary Designed for Everyday Enjoyment

Beautifully presented and thoughtfully designed for comfortable family living, this inviting residence offers an exceptional combination of generous interiors, versatile accommodation and outstanding outdoor entertaining. Set on an approximately 530 m² allotment in an established neighbourhood, the home delivers an appealing balance of everyday practicality and relaxed family enjoyment.

A welcoming formal living room provides a peaceful setting for relaxation, while the privately positioned master bedroom features a walk-in robe and ensuite. A versatile study offers the flexibility of a fourth bedroom or home office, complemented by an additional living space that enhances the home's family-friendly layout.

At the heart of the residence, a well-appointed kitchen features stainless steel appliances, including a dishwasher, oven, stovetop and rangehood, together with ample cabinetry and practical storage. Overlooking the generous family and dining area, this central space creates an inviting environment for everyday gatherings and entertaining.

4 2 2

FOR SALE
$780,000 - $820,000

VIEW
Sun 22nd Nov @ 11:00AM - 11:30AM

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Two additional bedrooms, both featuring built-in robes, are serviced by a central family bathroom, while a separate laundry with linen storage adds further convenience. Ducted heating and evaporative cooling provide year-round comfort throughout the home.

Extending the living experience outdoors, an expansive covered entertainment area offers a wonderful setting for alfresco dining, weekend barbecues and memorable gatherings with family and friends. Landscaped gardens enhance the outdoor appeal, while side access provides additional flexibility. A separate shed and double lock-up garage complete this well-rounded family residence.

Key Features:
- Four bedrooms, including a flexible study or optional fourth bedroom
- Master bedroom with walk-in robe and private ensuite
- Two additional bedrooms with built-in robes
- Formal living room and generous family/dining area
- Well-appointed kitchen with stainless steel appliances, dishwasher and ample cabinetry
- Ducted heating and evaporative cooling
- Central family bathroom with bathtub
- Separate laundry with linen storage
- Expansive covered outdoor entertainment area
- Landscaped gardens with convenient side access
- Separate storage shed
- Double lock-up garage
- Prime location

Ideally positioned in a well-established pocket of Narre Warren South, this home enjoys convenient access to Strathaird Primary School, Goodstart Early Learning, Narre Warren South P—12 College and Waverley Christian College. Casey Central Shopping Centre and Westfield Fountain Gate provide excellent shopping, dining and entertainment options, while nearby parklands and recreational facilities enhance the family-friendly surroundings. Local bus services connect with Narre Warren Train Station, with easy access to Princes Highway and the Monash Freeway offering further convenience for commuters.

DISCLAIMERS:
Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.
The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.
As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

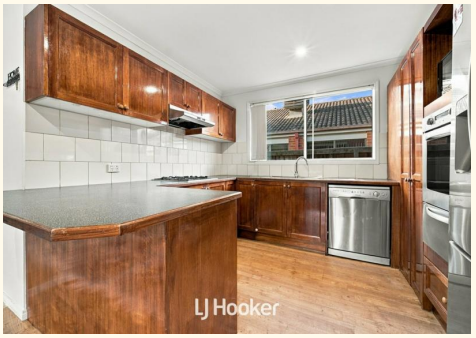
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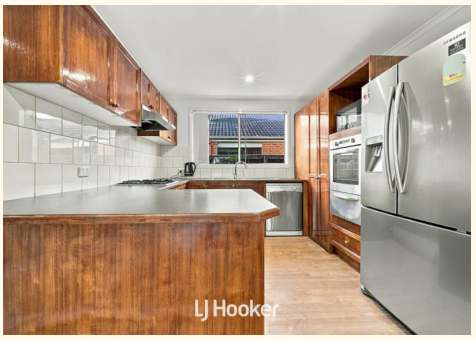
MORE DETAILS

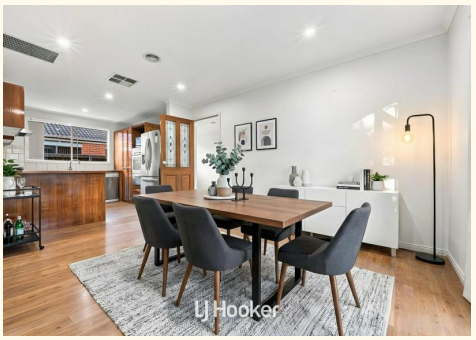
Property ID	AEGHWR
Property Type	House
Land Area	530 m2
Including	Study

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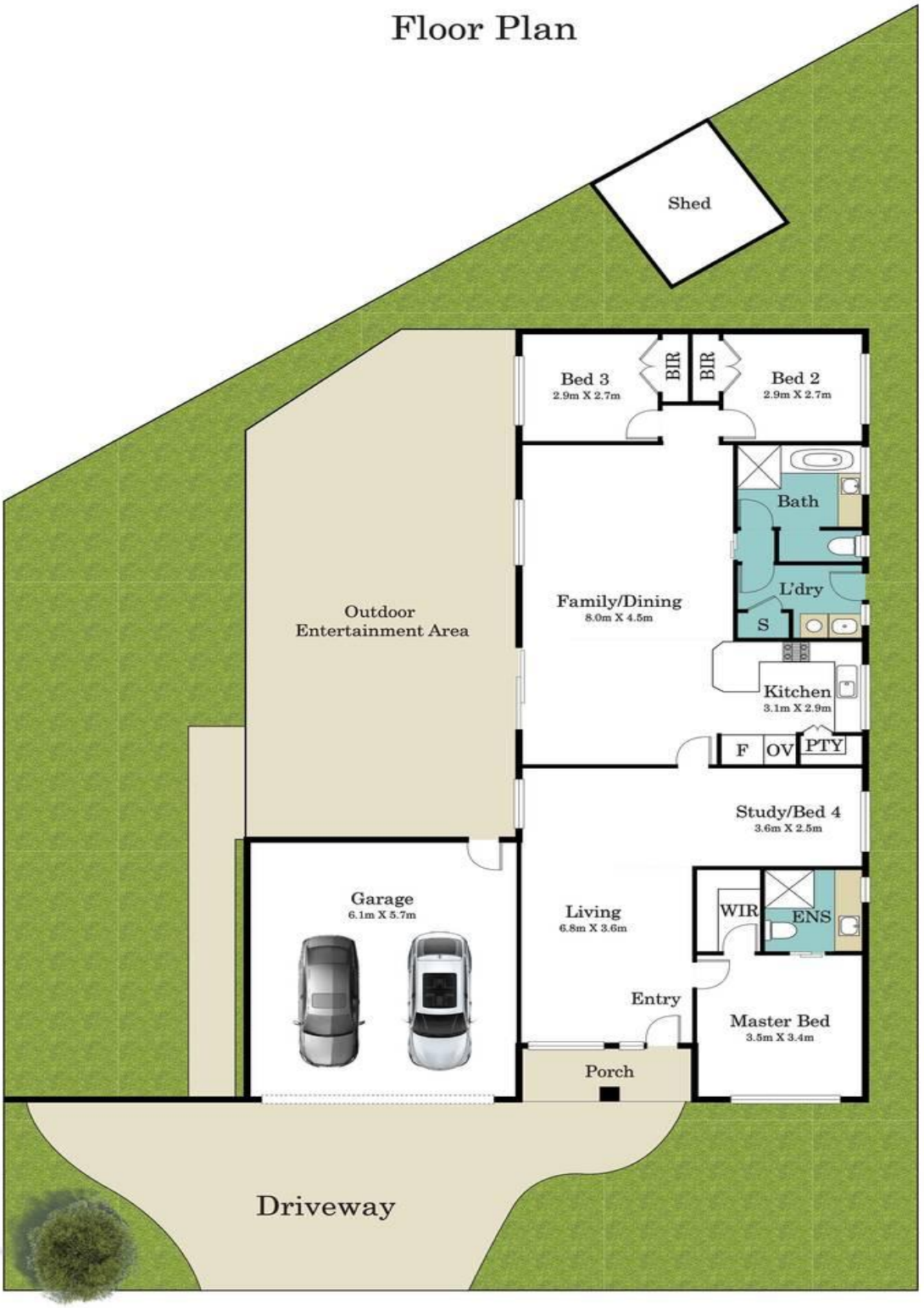






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Floor Plan



TOTAL BUILDING AREA: 191m² (APPROX.)

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