

Narre Warren South, 46A Beauford Avenue

Perfect Family Home - 2 living areas

Step outside, cross the road, and enjoy the idyllic walking tracks, parklands, and reserves that Berwick Springs has to offer. Boasting a modern brick veneer and rendered front facade that offers a neat front yard, long driveway, and single lock-up garage, this three-bedroom double-story townhouse packs plenty of value onto a block of land in a highly sought-after location.

Beyond the welcoming covered portico is an open-plan layout offering a large, front-facing formal living retreat, through to a spacious living and dining zone at the rear, adjoining a covered portico and private, grassed backyard. Opulent finishes are abundant, from the large marble-look porcelain floor tiles and LED downlights to the elegant triple-step cornices and large matt-black framed windows that bring in plenty of natural light and ventilation.

Aspiring home chefs will delight in the roomy kitchen which boasts a large walk-in pantry



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For Sale
MUST SELL!!!

View
ljhooker.com.au/7CNHWR

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and sumptuous island bench adorned in 40mm stone and gloss white cabinetry. Marble and white is a classic theme and this palette contrasts seamlessly with the near-new built-in electric oven and gas burner cooktop. A stainless steel gooseneck mixer is a quality finish above the double bowl overmount sink.

Atop a wraparound staircase vaunting painted white timber and black iron balustrades is a carpeted landing, off which three bedrooms branch. Built-in storage is abundant, with the master suite offering a walk-in robe and private ensuite. Both upper bathrooms are lavish in the finish with high wall tiles matching the marble motif from downstairs. Designer sink and tap ware, frameless mirrors, and an avant-garde freestanding bathtub are all high-end fixtures.

The home boasts several split system air conditioning units, a separate powder room for guests, a full-sized laundry, and an external storage shed.

Within a 1-1.5km radius are Hillsmeade Primary School, St Francis Xavier College, Eden Rise Shopping Centre, Eve Central Shopping Centre, and the immaculate Berwick Springs Wetlands.

Property Specifications:

- Modern three bedroom double story townhouse offering high-end finishes throughout
- Double Glazed windows
- Highly appointed bathrooms and kitchen with walk-in pantry
- Loads of internal space as well as quality, low-maintenance yards
- Quality flooring, upgraded cornices, AC and LED downlights
- Off-street parking via driveway and single LUG
- Perfect for families, this abode is ultra-close to idyllic parklands, schools, and shops

More About this Property

Property ID	7CNHWR
Property Type	Townhouse
Including	Toilets (3)

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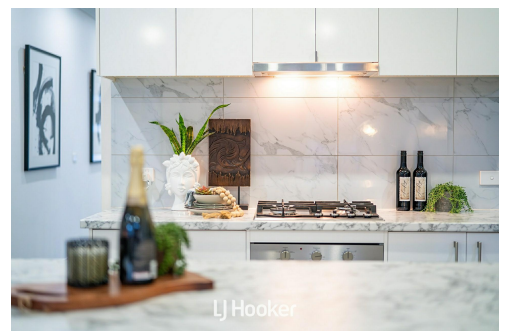
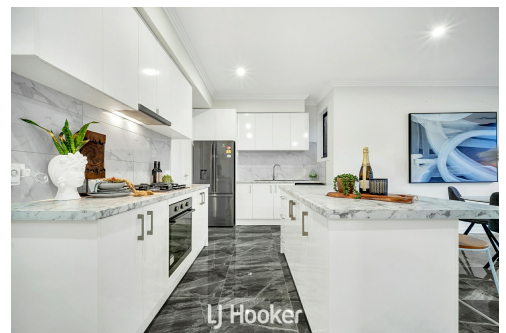
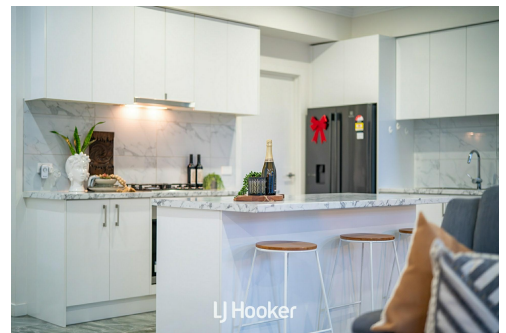
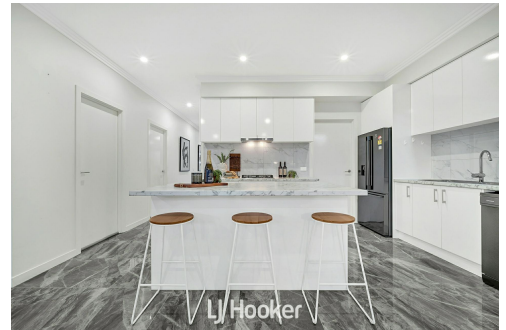
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Ground Floor



First Floor



This drawing is for illustrative purposes only and while every effort has been made to maintain accuracy, prospective purchasers should check all information

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