



15 Charming Loop, Officer

## Simply Charming in a Prime Officer Location!

Welcome to 15 Charming Loop, Officer &mdash; a beautifully presented family home in the highly sought-after Arcadia Estate. Set on a 350m<sup>2</sup> allotment, this modern residence offers comfort, space and convenience, all within walking distance to parks, schools and Officer Train Station.

### Property Highlights:

- Four bedrooms, (master with full ensuite, WIR and split system)
- Two living areas feature formal lounge and open plan dining and family room
- Stylish modern kitchen with 900mm stainless steel appliances, dishwasher and stone benchtops
- Alfresco area and a secure low maintenance backyard
- Double garage with internal access and remote control

This modern home is like new home with all the nice trimmings like, ducted heating, split systems, hybrid flooring throughout, top of the range curtains.

The perfect place to just move straight in and with nothing to do!!!

4  2  2 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Pakenham  
(03) 5943 8000

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Please note: All property details listed were current at the time of publishing. Due to extreme buyer demand, some properties may have been sold in the preceding 24 hours. Therefore confirmation of all opens with the listing agent within 24 hours of their scheduled opening is advised.

## MORE DETAILS

Property ID	1QHUF9
Property Type	House
Land Area	350 m2
Including	Ensuite
	Air Conditioning
	Ducted Heating
	Toilets (2)
	Dishwasher
	Built-in-Robes

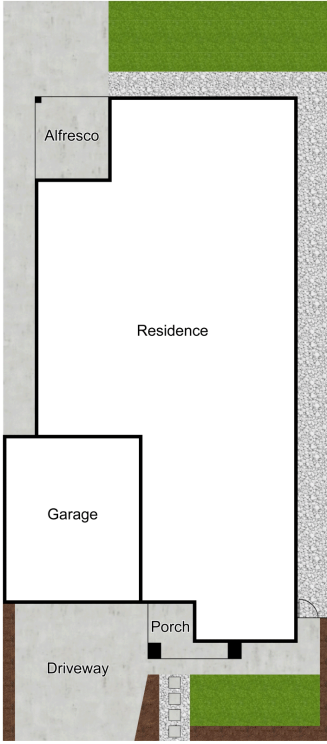
### Troy Farrell 0417 244 524

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