



10 Rosella Avenue, Pakenham

Welcome to Edenbrook

Positioned in the highly sought-after Edenbrook Estate, this well-appointed home offers the perfect blend of convenience and lifestyle. With John Henry Primary School and Edenbrook Secondary College just at the end of the street, school drop-offs are effortless. Enjoy weekends at nearby James Bathe Reserve, offering football, cricket, netball, and basketball facilities, or take advantage of Greenfields Lane Park with its fully fenced dog park. You'll also love the easy access to Village Way Shopping Centre, Cardinia Road Train Station, and the M1 Freeway, ensuring everything you need is within easy reach.

The home features:

- Four bedrooms, including a master suite with walk-in robe and private ensuite
- Remaining bedrooms all fitted with built-in robes
- Central family bathroom
- Light-filled open plan meals and living area
- Modern kitchen with stainless steel appliances, including a dishwasher and a large island bench
- Ducted heating and split system air conditioning for year-round comfort
- Double garage with internal access and rear roller door

Step outside to a private, low-maintenance backyard complete with a

4  2  2 

FOR SALE
\$670,000 - \$730,000

VIEW
By Appointment

AGENTS
Sam Paynter
0439 429 110
spaynter.pakenham@ljhooker.com.au

Jaz Lilley
jlilley.pakenham@ljhooker.com.au

AGENCY
LJ Hooker Pakenham
(03) 5943 8000

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.

 **LJ Hooker**

timber deck and spa- perfect for relaxing or entertaining.

Don't miss this fantastic opportunity!

Please note: Property details were accurate at the time of publication. Due to strong buyer demand, some properties may sell prior to scheduled inspections. We recommend confirming inspection times with the listing agent prior to attending.

MORE DETAILS

Property ID	1QHBFC9
Property Type	House
Land Area	336 m2
Including	Air Conditioning Ducted Heating Dishwasher Built-in-Robes Remote Garage

Sam Paynter 0439 429 110

Partner | Sales Specialist | Licensed Estate Agent |
spaynter.pakenham@ljhooker.com.au

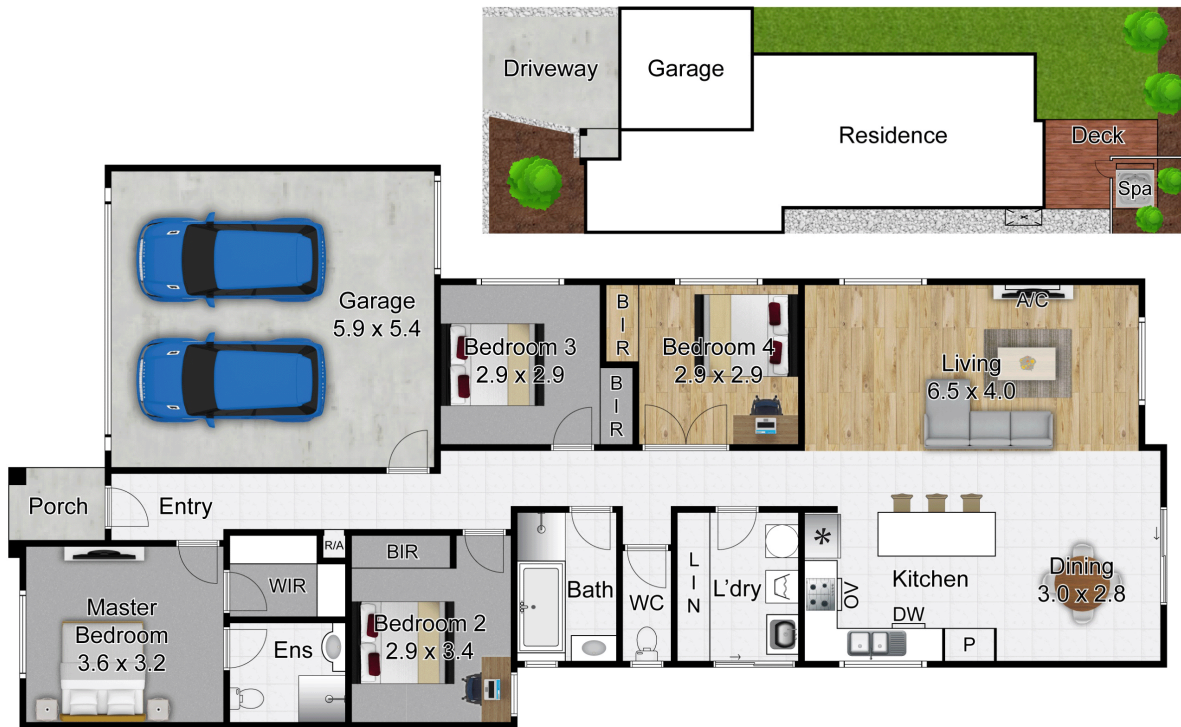
Jaz Lilley

Sales Associate | Jlilley.pakenham@ljhooker.com.au

LJ Hooker Pakenham (03) 5943 8000

45 John Street, PAKENHAM VIC 3810
pakenham.ljhooker.com.au | pakenham@ljhooker.com.au





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