







10/205 James Mirams Drive, Roxburgh Park

A Perfect Blend of Contemporary Design and Modern Living

The Property
Welcome to 10/205 James Mirams Drive, Roxburgh Park. An impressive fusion of contemporary design, stylish interiors and low-maintenance appeal, this beautifully appointed townhouse enjoys an enviable location. Spanning two spacious levels, the residence boasts a generous living room, three bedrooms, two bathrooms and parking for two vehicles. With sweeping views across the neighbouring sporting oval and an excellent selection of shopping, schools and recreational amenities close by, this impressive residence offers an exceptional combination of comfort, convenience and lifestyle appeal.

The Point of Difference
- Designed to accommodate modern lifestyles, the ground floor reveals a wonderfully spacious and light-filled living room, offering an inviting setting for everyday living. Elegantly appointed, this welcoming space combines contemporary style with exceptional comfort.
- The stunning kitchen boasts a central island bench with breakfast bar seating, sleek benchtops and a stylish tiled splashback. Ample cabinetry includes a full-sized pantry, while stainless steel appliances comprise an electric cooktop, under-bench oven and

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FOR SALE
$465,000 - $475,000

VIEW
Sat 14th Nov @ 9:30AM - 10:00AM

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Interested parties must rely solely on their own enquiries.

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dishwasher.

- Occupying the upper level, three generously proportioned bedrooms provide comfortable accommodation, with the main suite featuring a walk-in robe, private ensuite and lovely views across the surrounding greenery. The remaining bedrooms include built-in robes and share a stylish family bathroom, complete with a full-sized bathtub, separate shower and toilet.
- The private courtyard offers an inviting outdoor retreat, complete with a paved patio and fully fenced surrounds. Designed for low-maintenance enjoyment, this versatile setting also offers scope for additional landscaping, if desired.
- Additional highlights include split-system air conditioning, downlights, roller blinds, a convenient guest powder room, under-stair storage and a spacious double garage.

The Point of Interest
Perfectly positioned opposite the picturesque Arena Recreation Reserve, this desirable location offers an exceptional combination of parkland surroundings and everyday convenience. Woolworths Greenvale Lakes and Woodlands Kindergarten are within walking distance, while Roxburgh Village Shopping Centre, Craigieburn Central and Splash Aqua Park provide an impressive array of shopping, dining and leisure attractions nearby. Families are well catered for with zoning to Roxburgh Rise Primary School and Roxburgh College. Ideally positioned for commuters, the property enjoys convenient access to nearby Craigieburn Station and major road networks, ensuring seamless travel to Melbourne's CBD and surrounding suburbs.

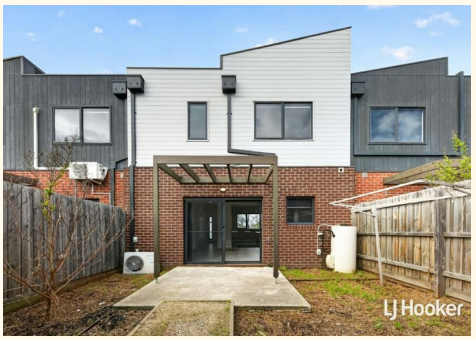
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 14/10/26.

MORE DETAILS

Property ID	2K5GHGH
Property Type	Townhouse







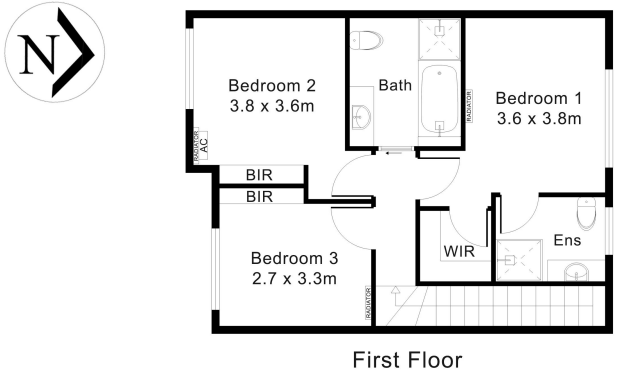


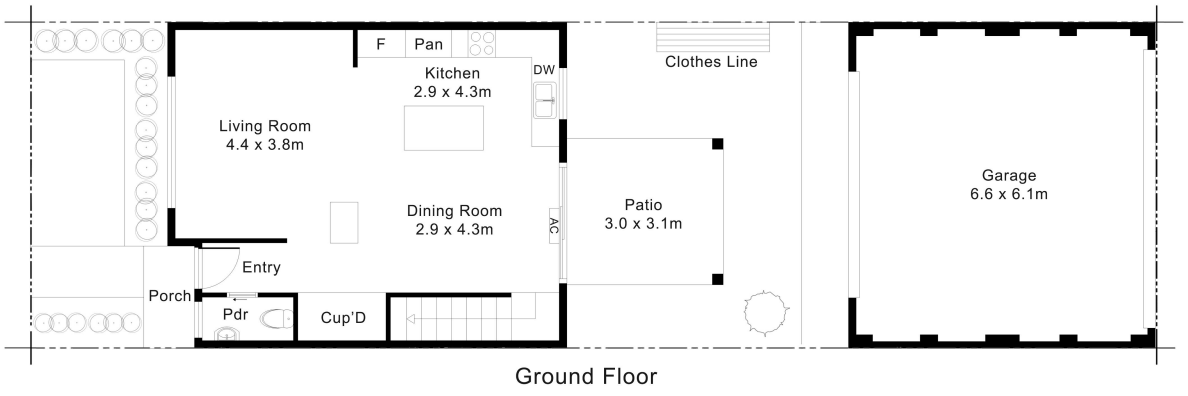


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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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