

Roxburgh Park, 2/205 James Mirams Drive

Modern and Low Maintenance - The Perfect First Home or Investment

LJ Hooker Property Point proudly present 2/205 James Mirams Drive, Roxburgh Park. The perfect choice for first home buyers and an exceptional opportunity for investors, this modern town home offers low maintenance living in a quiet and convenient location. Comprising open plan living and meals spaces, a modern kitchen, three bedrooms, two bathrooms and secure parking for one vehicle, this property offers a lifestyle of ease, just minutes from local shopping precincts, parklands and public transport options.

- This light-filled abode offers spaces to relax, unwind or entertain in style, its open plan design encompassing a generous living room and flowing effortlessly to a tiled dining area, positioned adjacent the kitchen.
- With a central island bench and ample preparation space, the sleek and stylish kitchen will delight the home chef, appointed with stainless-steel appliances including an electric cooktop, rangehood, under bench oven and dishwasher.

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For Sale
\$445,000 - \$475,000

View
ljhooker.com.au/2FDCHGH

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Disclaimer: 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.

- Accommodation includes three spacious bedrooms, each positioned on the upper level of the home. The primary suite boasts a walk-in-robe and private ensuite, while the remaining bedrooms include built-in robes and share access to the well-positioned family bathroom.
- The ultimate in low maintenance living, this double-storey residence offers a paved patio for outdoor entertaining, with a fully fenced courtyard and grassy back lawns for children and pets to enjoy.
- Additional appointments include a double remote-control garage, a separate laundry, guest powder room, storage room, wall heating, split system air conditioning, quality roller blinds and downlights throughout.

Residents will enjoy a host of amenities at their doorstep, with Woolworths Greenvale Lakes, Woodlands Kindergarten and Arena Recreation Reserve within walking distance. In addition, Roxburgh Village Shopping Centre, Craigieburn Central Shopping Centre and Splash Aqua Park are minutes away, while families are within catchment of Roxburgh Rise Primary School and Roxburgh College. Well positioned for commuters, this property is just 26kms from Melbourne CBD, with public transport options including nearby Craigieburn Station.

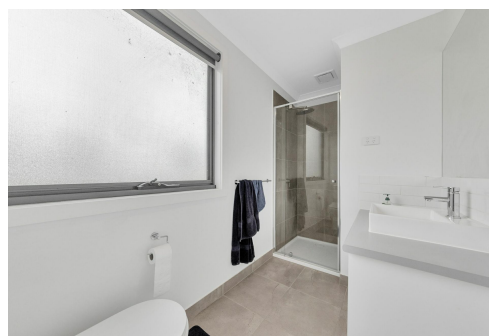
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 30/9/24.

More About this Property

Property ID	2FDCHGH
Property Type	Townhouse
Land Area	156 m ²
Including	Ensuite Toilets (2)

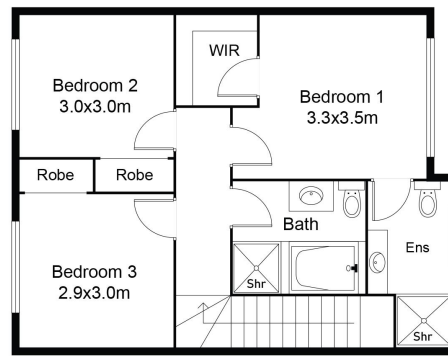
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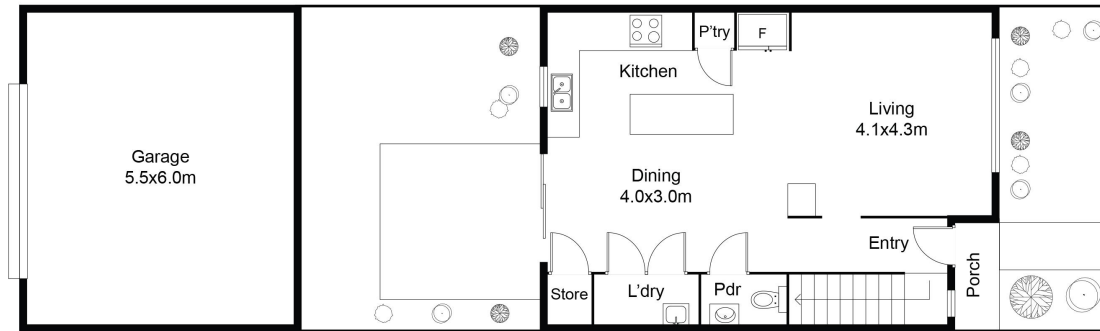


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First Floor



Ground Floor

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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