

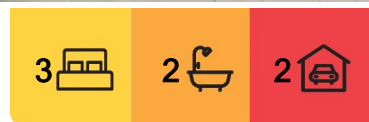
Roxburgh Park, 9/205 James Mirams Drive

Townhome Triumph! Sleek, Stylish and Supremely Low Maintenance

LJ Hooker Point Cook proudly presents 9/205 James Mirams Drive, Roxburgh Park. Nestled within a quiet and well-maintained complex, this bright and airy townhome represents superb buying for first home buyers, downsizers and investors alike. Offering stylish and low maintenance living, this property includes spacious family and meals zones, three bedrooms, two bathrooms and a private courtyard, plus secure parking for two vehicles. With local shops, parks and transport options within minutes, residents will enjoy a lifestyle of absolute convenience.

- Embracing easy living, this property begins with a bright and welcoming entrance hall and opens to a generous family room with carpeted flooring. The adjoining dining space ensures effortless entertaining, offering wall-to-wall glass doors and contemporary tiling throughout.

- With timeless appointments, the modern kitchen offers ample preparation and storage



For Sale
\$455,000 - \$485,000

View
ljhooker.com.au/2FBEHGH

Contact
Mac Naidoo
0452 516 565
mac.naidoo@ljhooker.com.au
Mary Jamal
0451 145 598
mary.jamal@ljhooker.com.au



LJ Hooker Point Cook
(03) 9975 7080

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space, including a full-sized pantry. A breakfast bar accommodates casual meals, while stainless-steel appliances include an electric cooktop, under bench oven and dishwasher.

- Reserved for rest and relaxation, the upper level offers three bedrooms, each with built-in robes. The master includes a spacious walk-in-robe and a sleek ensuite bathroom, while the main bathroom includes a full-sized tub.
- Offering dual entrance points, the front of the home includes a gated pathway and low maintenance gardens, while the rear offers a fully fenced courtyard with paved patio and grassy lawns.
- Additional highlights include a double remote-control garage, European laundry, guest powder room, separate storeroom, wall heating, split system air conditioning, 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.

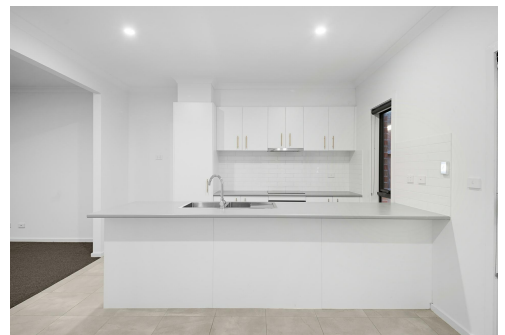
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 4/9/24.

More About this Property

Property ID	2FBEHGH
Property Type	Townhouse
Land Area	159 m ²
Including	Ensuite Toilets (2) Courtyard Built-in-Robes Secure Parking Remote Garage

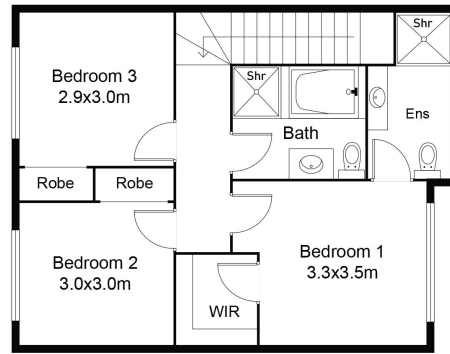
Mac Naidoo 0452 516 565
 Sales Executive | mac.naidoo@ljhooker.com.au
Mary Jamal 0451 145 598
 Sales Associate | mary.jamal@ljhooker.com.au

LJ Hooker Point Cook (03) 9975 7080
 Shop 211, 4 Main Street, POINT COOK VIC 3030
pointcook.ljhooker.com.au | pointcook@ljhooker.com.au

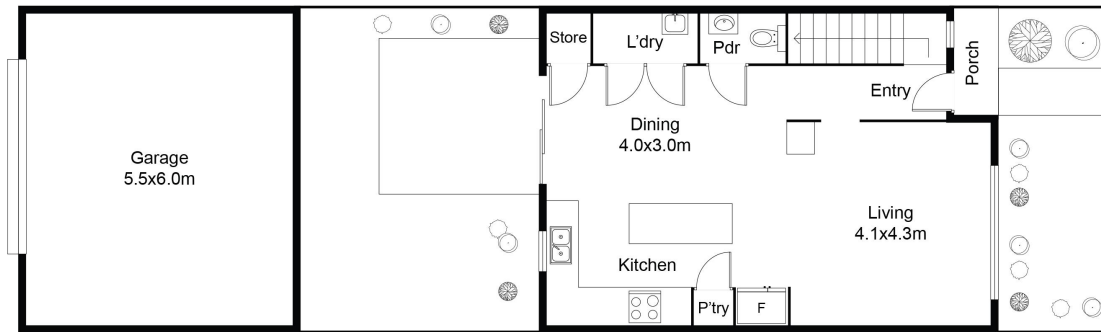


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First Floor



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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