

Strathtulloch, 40 Astley Drive

Modern Townhouse Presenting a Brilliant Lifestyle Opportunity

The Property

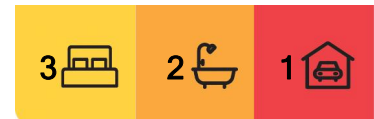
Welcome to 40 Astley Drive, Strathtulloch. Perfectly positioned in the heart of the thriving Atherstone Estate, this contemporary double-storey residence delivers a brilliant blend of space, quality, and convenience. Ideal for first-home buyers or investors, this appealing home offers low-maintenance living in a vibrant, well-connected neighbourhood. Featuring three generously sized bedrooms, two bathrooms, and a garage with internal access, this home is designed for modern lifestyles.

The Point of Difference

- The open plan living and dining area is spacious and filled with natural light, creating a warm and welcoming environment that's perfect for daily living and relaxing with family and friends.
- The modern kitchen boasts premium stainless-steel appliances, including a dishwasher,



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.



For Sale
\$395,000 - \$425,000

View
By Appointment

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complemented by sleek benchtops, a stylish tiled splashback, and abundant cabinetry, providing meal preparation space for cooking and ample storage.

- Upstairs, the main bedroom features a spacious walk-in robe, a private ensuite, and direct access to a balcony, creating a serene personal haven to relax and unwind.
- The remaining two bedrooms include built-in robes with easy access to the main modern bathroom.
- The private courtyard flows from the living area, offering a peaceful outdoor retreat.
- Additional highlights include a single remote-control garage with internal access, downstairs powder room, separate laundry, split system heating and cooling, security screen front door, and LED downlights throughout.

The Point of Interest

Set in a quiet street within the ever-popular Atherstone Estate, this location offers exceptional lifestyle convenience. You're just moments from Strathtulloh Primary School, childcare centres, and the upcoming secondary school (opening 2026), with easy access to public transport including Cobblebank Station, parklands, playgrounds, sporting facilities, and local shopping precincts. With everything you need right at your doorstep, this is a fantastic opportunity to own a modern home in one of Melbourne's most dynamic and fast-growing communities.

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 08/07/25.

More About this Property

Property ID	2GV8HGH
Property Type	Townhouse

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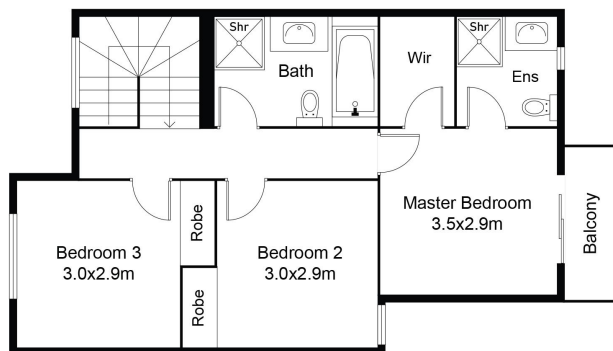
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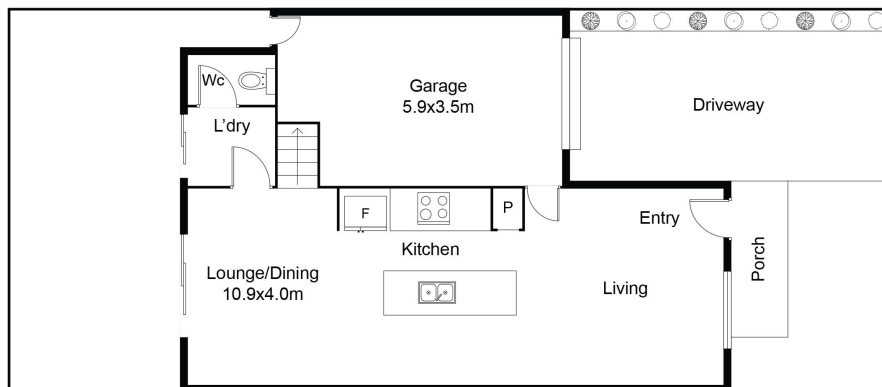


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FIRST FLOOR PLAN



GROUND FLOOR PLAN

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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