



40 Tarlo Drive, Tarneit




## Meticulously Designed Family Retreat with Remarkable Appeal

### The Property

Welcome to 40 Tarlo Drive, Tarneit. A distinguished residence set across a single expansive level, this home offers a refined yet relaxed atmosphere, and incredible indoor/outdoor flow. Shared living spaces are welcoming and sunlit, perfect for enjoying peaceful moments with friends and family, while three spacious bedrooms provide versatile retreats. Sophisticated features including ducted heating, a contemporary kitchen, and breathtaking courtyard oasis are sought after inclusions. Proximity to multiple shopping hubs, pristine nature reserves, and public transport options ensures residents enjoy exemplary convenience and a life of leisure.

### The Point of Difference

- A stunning brick facade complemented by low-maintenance lawn and established gardens welcomes you, ushering you to the porch, through the front door, and down the hallway to admire the spacious, sun-drenched kitchen/dining/living area with immaculate timber-look flooring underfoot and a seamless flow to the back patio.
- Three charming bedrooms fitted with built-in robes include the main suite with direct access to the serene alfresco, opulent walk-

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### FOR SALE

\$650,000 - \$715,000

### VIEW

Sat 23rd May @ 2:10PM - 2:30PM

### AGENTS

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### AGENCY

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in robe, and stylish ensuite with double vanity, while the main central bathroom exudes sophisticated relaxation with bathtub and separate toilet for convenience.

- The well-appointed kitchen is fitted with a spacious waterfall bench/breakfast bar, inspired light fixtures, plenty of versatile storage options including walk-in pantry, and quality stainless steel appliances.
- With a 350m<sup>2</sup> (approx.) block, this residence offers a sublime courtyard through glass sliding doors off the kitchen, hosting a covered alfresco with stunning timber decking, as well as a secondary space to the side of the home, perfect for intimate gatherings.
- Additional highlights include reverse cycle heating and cooling, double garage with internal access, and separate internal laundry.

#### The Point of Interest

Conveniently nestled in a welcoming neighbourhood, this property offers multiple shopping hubs just a short drive away, an abundance of nearby sporting fields and parklands including Butterfly Boulevard Park and Wootton Oval with playground. Tarneit and Manor Lakes train stations are close to home, while regular bus routes on Davis Road are within walking distance. Families are well-accommodated with Karwan Primary School, Brinbeal Secondary College, and Barayip Primary School in zoning boundaries, plus childcare and community centres close at hand. The lifestyle opportunities for residents are endless in this masterpiece of a home.

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](http://www.findmyschool.vic.gov.au) as of 12/03/26.

#### MORE DETAILS

Property ID                    2J5WHGH  
Property Type                House

#### Patrick Bowen 0414 643 705

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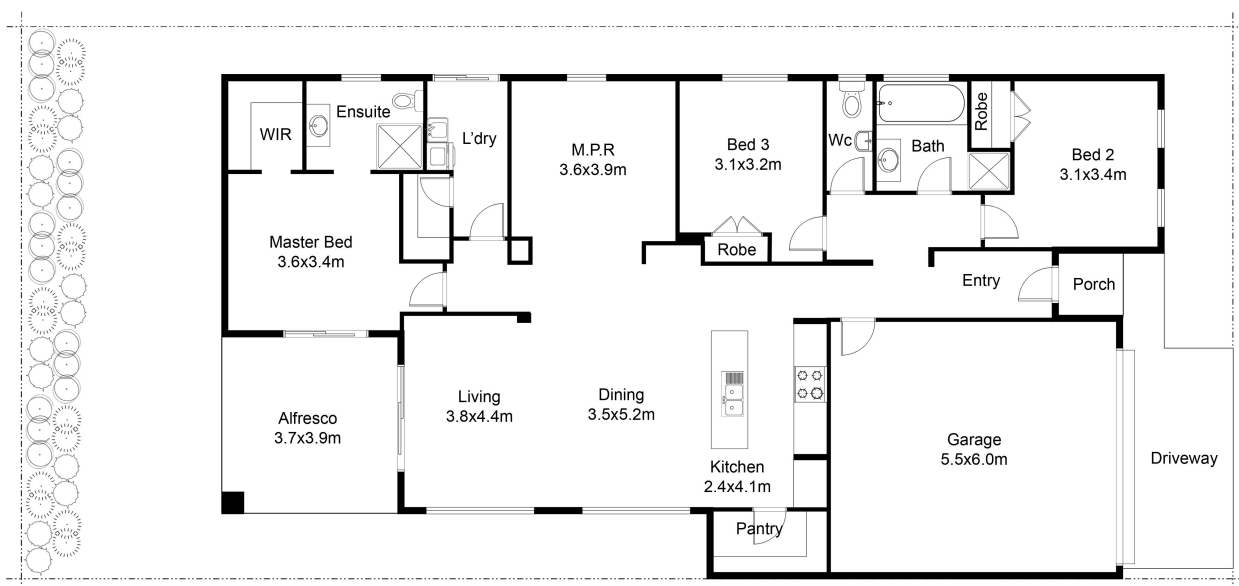
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FLOOR PLAN ON SITE PLAN

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