

11 Studley Street, Weir Views

A Perfect Blend of Style and Convenience in Opalia Estate

The Property

Welcome to 11 Studley Street, Weir Views. Showcasing contemporary style and effortless low-maintenance living, this inviting residence presents an exceptional opportunity to embrace a relaxed modern lifestyle. Comprising four spacious bedrooms and an expansive open-plan family and dining area, the home offers the perfect balance of comfort and everyday convenience. Complemented by quality finishes throughout and a double remote-control garage with internal access, this appealing residence is ideally situated within the sought-after Opalia Estate, enjoying easy access to local schools, shopping, parklands, public transport and the Western Freeway.

The Point of Difference

- Beautifully designed, the expansive open-plan family and dining area is bathed in natural light, creating a warm and inviting setting that is perfectly suited to both everyday living and effortless entertaining.
- The contemporary kitchen overlooks the open-plan living area and is beautifully finished with stainless steel appliances, a generous pantry, overhead cabinetry, a breakfast bar, and ample bench and

4 2 2

FOR SALE

\$565,000 - \$585,000

VIEW

By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.



cupboard space.

- Comprising four spacious bedrooms, the generous main bedroom is complete with a walk-in robe and private ensuite, while the remaining bedrooms feature built-in robes and are serviced by a central bathroom with a separate toilet.
- The fully fenced backyard offers a private, low-maintenance outdoor setting, complete with a concrete patio for everyday enjoyment.
- Additional highlights include a double remote-control garage with internal access, a separate laundry, a combination of tiled flooring and plush carpet, window furnishings throughout, and split-system heating and cooling for year-round comfort.

The Point of Interest

Experience the lifestyle of the thriving Opalia Estate, where a wealth of everyday amenities and recreational facilities are all within easy reach. Opalia Plaza and Woodgrove Shopping Centre offer supermarkets, shopping, cafés, restaurants and medical services, while nearby wetlands, parklands, playgrounds and walking trails create the perfect setting to enjoy the outdoors. The property is zoned to Murrum Primary School and Staughton College, with Melton South and Cobblebank train stations, regular bus services and convenient access to the Western Freeway ensuring excellent connectivity and placing every convenience within easy reach.

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 13/07/26.

MORE DETAILS

Property ID	2JUKHGH
Property Type	House
Land Area	336 m2

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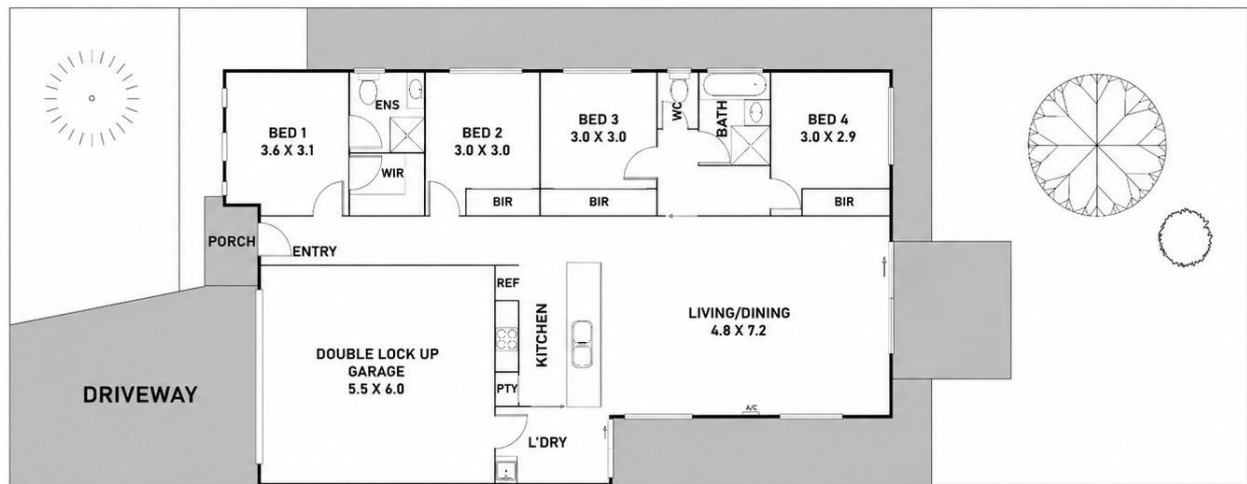
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