



## Perfect first home or investment

Perfectly positioned in the ever so popular Kingsford Estate is this wonderful opportunity to secure an amazing 3-level townhouse with beautiful views of Kingsford Common Park. Whether you're a first home buyer or an investor, this is without doubt a fantastic opportunity to secure a beautifully kept property in an amazing location for such an affordable price.

Ground floor offers a large study/studio area perfect for a home office, European laundry and an oversize single remote garage. Continuing upstairs to the second level you'll find two spacious bedrooms, both with panel wall heaters & built-in-robos that share access to the centrally located bathroom complete with shower, bath, and toilet.

The top level is an open-plan design with 3.0m (approx.) high ceilings and comprising separate living and dining zones, a brand-new Rinnai split system and contemporary kitchen with stainless steel appliances including a 600mm under bench electric oven, 4 burner gas cooktop, range hood, dishwasher, 20mm Cesar-stone benchtops, pantry and stainless steel fridge.

Sliding doors from the living area open out to the balcony which has breathtaking views overlooking Kingsford Common Park. Secure parking is via the rear lane with remote garage access (with brand-new garage motor).

🏠 2 🚗 1 🚿 1 📏 60 m2

<b>Price</b>	SOLD for \$417,000
<b>Property Type</b>	Residential
<b>Property ID</b>	4
<b>Land Area</b>	60 m2
<b>Floor Area</b>	105 m2

### Agent Details

Scott Perry - 0439 595 461

Danielle Ferguson - 0484 546 381

### Office Details

Sterling Realty Pty Ltd

Unit 3 40B Wallace Ave Point Cook,  
VIC, 3030 Australia

0439 595 461

**Sterling**  
Realty

Located within the Featherbrook P-9 College School zone and nearby to; Guardian Early Learning Centre, Featherbrook Community Centre, Featherbrook Oval, Pinnacle Medical Centre and pharmacy, Soho Village, The Brook on Sneydes, Featherbrook Shopping Centre, Boardwalk Central Shopping Centre and very close the new Sneydes Road Diamond interchange offering easier access to the Princes Freeway.

Don't delay and enquire today!

While the Information is considered to be true and correct at the date of publication, changes in circumstances after the time of publication may impact on the accuracy of the Information. The Information may change without notice and Sterling Realty Pty Ltd is not in any way liable for the accuracy of any information printed and stored or in any way interpreted and used by a user.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.