



72 Army Road BORONIA

\$730,000 - \$800,000

Irresistible Family Entertainer

On-site and online auction
Anywhere Auctions ? register to bid via link below
<https://anywhereauctions.com.au/app/property?propertyId=12802>

Boasting a versatile family floorplan over a single level, appealing modern updates, and a position on a 1010sqm (approx.) corner block allowing for wonderful street frontage, this 4 bedroom, 2 bathroom home is a heartwarming superstar! At the highest point of Army Road, this family oasis showcases 3 separate living areas including the spacious lounge and dining room, more casual family/meals, and a retreat which adjoins the generous master bedroom which easily could be a study! This master room further has BIRs as does all the other bedrooms, as well as a private ensuite that parents will adore. The gourmet kitchen has been updated to perfection and delivers a waterfall stone benchtop, soft-closing cabinetry, and stainless steel appliances, meanwhile the bathroom is well-appointed and enjoys a private dual access toilet. Also embrace a dedicated home office with external access, amazing garden with playground for the

4 Bed | 2 Bath | 2 Car

Contact

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kids, pergola deck for alfresco dining and entertaining, and dual carports. So close to Boronia Heights Primary School, Boronia Central and Boronia Junction shops, and only a few minutes' drive to Boronia Station and Bayswater Station.

Additional Features:

- *2 large sheds for storage
- *Striking timber floors
- *Gas duct heat, reverse cycle cool
- *9 min (approx.) walk to Alchester Village
- *5 km (approx.) to Dandenong Ranges NP
- *Easy access to EastLink

PhilipWebb Real Estate Coronavirus Update

The health of our valued clients and staff is our highest priority. Please note the following changes to our open for inspection processes:

- ? Open for inspections are now permitted
- ? The maximum number of people that may attend is subject to density quotient: one person per two sqm rule applies
- ? Maximum number of people includes all individuals present i.e. owners, residents and PhilipWebb staff. Infants under one year of age are not included
- ? Your contact details must be provided to PhilipWebb staff
- ? Please maintain safe social distancing of 1.5m from anyone in attendance
- ? Avoid touching surfaces including fittings and fixtures within the property
- ? Hand sanitiser is provided

We kindly ask that you refrain from attending an inspection if you:

- ? Are experiencing flu-like symptoms
- ? Have tested positive to, or have recently been in contact with someone diagnosed with Coronavirus
- ? Have recently travelled overseas or have been in direct contact with someone who has