

**\$375,000 - \$410,000** |  2  1  1

 56 Grattan Cove CRAIGIEBURN VIC



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## Style, space and location

Stylishly designed to maximise space and attract natural light, this captivating 2 bedroom plus study townhouse offers a special opportunity to securely enter the market or supercharge your investment portfolio in a convenient location.

Under high ceilings, the air-conditioned comfort of open-plan living and dining spreads out on rich hardwood flooring, enhanced by the addition of a relaxed living room with individual heating. A deluxe kitchen separates the spaces showcasing a stone-topped breakfast bar and stainless-steel appliances including a dishwasher.

Slide open full-height glass and entertain in a sunny courtyard alongside a low-maintenance lawn and carport. Comprehensive features include a large laundry, a handy ground-floor powder room and a sunlit upstairs study for work-from-home days.

- 2 bright and heated bedrooms with built-in robes
- Family-sized bathroom with a sumptuous bathtub and walk-in shower
- Separate upstairs WC
- Storage under stairs
- Split-system heating and cooling
- Roller blinds
- Recessed down-lighting
- Remote-controlled single garage with rear entry
- Low-upkeep garden

Zoned to Willmott Park Primary School and Mount Ridley College, this dynamic location is enhanced by easy walking distance to the shopping power of Craigieburn Central, Anzac Park greenery and Splash Aqua Park and Leisure Centre with a short drive to Craigieburn trains and the Hume Highway. Inspect to be impressed!

For more information, please contact Alex Melnychuk today.

### Disclaimer:

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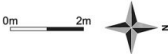
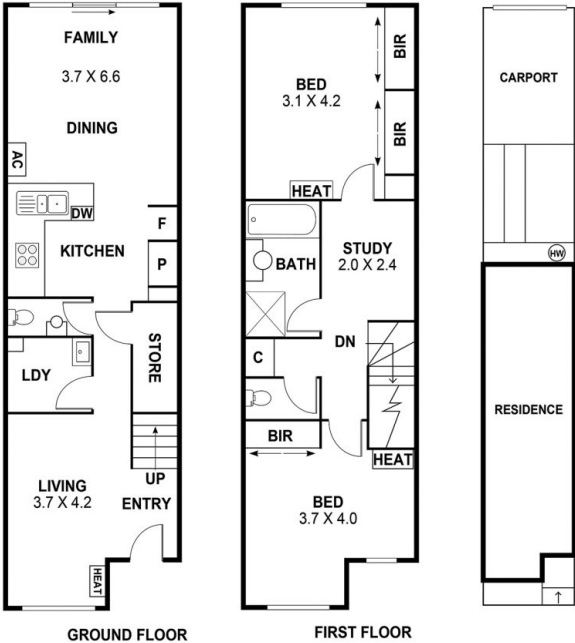
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This floor plan is intended as a guide only. Layout dimension are approximate only.  
No representations or warranties of any nature whatsoever are given or intended.  
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