

**\$500,000 - \$550,000**

| 3

2

2

18 Valencia Boulevard DOREEN VIC



**\$500,000 - \$550,000**



3



2



2



📍 18 Valencia Boulevard DOREEN VIC

## A place to call home

A stylish celebration of family-sized space on a private corner block, this spacious 3 bedroom, 2.5 bathroom home directly faces parkland greenery in the highly sought-after Orchard Grove Estate.

A sleek kitchen enjoys a breakfast bar for entertaining and stainless-steel appliances including a full-sized dishwasher, book-ended by a sunlit living room and a family dining area.

Take full advantage of an upstairs study area for work-from-home days, an east-facing courtyard capturing the warmth of morning sunlight, and a remote-controlled double garage.

- 3 light-filled bedrooms, main with walk-in robes and ensuite, 2 with built-in robes
- Gleaming bathroom with a bath and walk-in shower plus a separate WC
- Large laundry with storage
- Handy ground-floor powder room
- Storage under stairs plus solutions throughout
- Split-system heating and cooling over both levels
- Vertical blinds throughout
- Remote-controlled double garage with courtyard access

An outstanding lifestyle opportunity superbly set in the highly prized Ashley Park Primary School and Hazel Glen College zone, take full advantage of walking tracks, wetlands and an abundance of native fauna and flora on your doorstep. The premium location is further enhanced by bus transport to Mernda trains. This is truly living!

For more information, please contact Alex Melnychuk today.

### 3 x LITTLE THINGS WE LOVE

#### 1. 381 Bus

Public transport from Mernda to Diamond Creek

#### 2. Plenty Valley Christian College

Popular results-focused school nearby

#### 3. Doreen Dog Park

Footsteps from pooch-friendly parkland

#### Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient.

Prospective purchasers must rely on their own enquiries and should satisfy

**\$500,000 - \$550,000**

3

2

2



18 Valencia Boulevard DOREEN VIC

themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.



**Alex Melnychuk**

*Sales Consultant - Licensed Estate Agent, VIC*

[alex.melnychuk@little.com.au](mailto:alex.melnychuk@little.com.au)

0404 173 343

\$500,000 - \$550,000



18 Valencia Boulevard DOREEN VIC



0m 2m  
APPROX LAND SIZE 251 SQMS

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.  
Any person using this information should rely on their own enquiries.