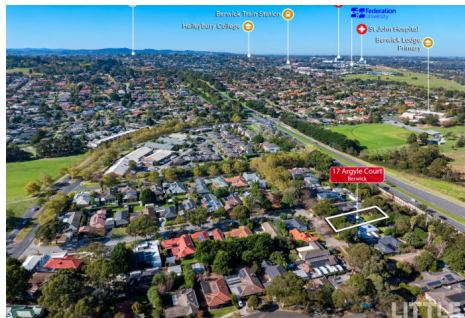


\$860,000-\$900,000

3 2 2



17 Argyle Court BERWICK VIC



\$860,000-\$900,000

3 2 2



📍 17 Argyle Court BERWICK VIC

Perfectly Positioned for Lifestyle & Convenience !

Nestled in a peaceful Court location in the Heart of Berwick in the Exclusive Timbarra-ParkHill Estate. Perfectly positioned for lifestyle and convenience, the home will appeal to Buyers seeking proximity to quality schools, picturesque parks, local shops, and transport, all while enjoying the peace of a tightly held court location. The home will appeal to Families, First Home Buyers and the Savvy Investors seeking a premium lifestyle location.

Thoughtfully designed with family living in mind, this beautifully presented home offers the perfect blend of comfort, space, and convenience-ideal for growing families seeking a move-in ready lifestyle. A sparkling interior with brand new carpets and freshly painted, set on a very generous 747Sqm.

Upon entry you are welcomed with light-filled lounge room, providing a warm and welcoming space to relax and entertain. Three spacious Bedrooms, including a Master Bedroom WIR and full ensuite. The remaining two bedrooms with BIR's and are serviced by the family bathroom and separate toilet perfect for family living. Walk through to a generous Open plan Kitchen, meals and second living area, ideal for entertaining and everyday family life.

The heart of the home is the spacious kitchen, equipped with Gas Cooktop, Under Bench Oven, Rangehood and Dishwasher. An abundance of Cabinetry with glass display overheads, built-in pantry and lots of storage. Step outside and enjoy the covered pergola overlooking a large backyard-perfect for children to run around, play footy or cricket and entertain all year round.

Additional features include, Gas ducted heating, Split system, Ceiling fan, Downlights, Brand new carpet Double lock up garage with rear roller door access.

Enjoy unbeatable convenience with everything your family needs. Walking distance to Timbarra Primary, Timbarra P9 College a short drive to St Margaret's, Beacon Hills and Haileybury College's. Parkhill Plaza Shopping Centre, High Street, Berwick Shops, Eden Rise Village and Westfield Fountain Gate all of your Lifestyle, Shopping and Entertaining needs are well catered for.

Easy access to M1 and Princess Highway for commuting. Close to Wilson Botanic Park, local reserves for outdoor recreation. Short drive to Casey Hospital, St John of God Hospital, Berwick or Narre Warren Train Stations and other public transport options along Parkhill Drive.

This is a fantastic opportunity to own this beautiful family home in a family-friendly neighbourhood.

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 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.

Inspection times

Saturday 6 June, 2:30PM - 3:00PM

Auction date

Saturday 6 June, 3:00PM

\$860,000-\$900,000

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 17 Argyle Court BERWICK VIC

This property is being sold by auction and therefore a price guide can not be provided.
The website may have filtered the property into a price bracket for website functionality purposes



Martina McArdle
Sales Consultant, VIC

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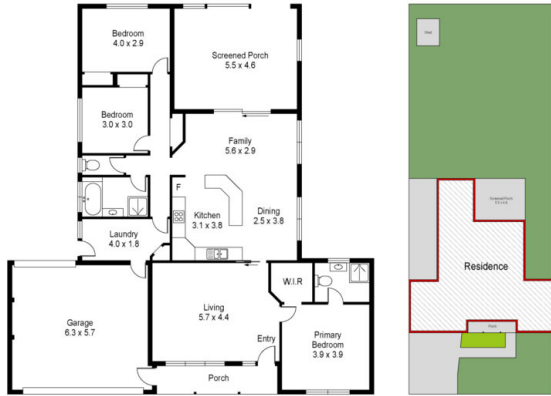
\$860,000-\$900,000

3 2 2



17 Argyle Court BERWICK VIC

3 x 2 x 2x Land Size 747m²



17 Argyle court
Berwick

Scale in metres indicated only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.