

**6 Tolson Ct, Roxburgh Park, VIC, 3064**

**Raine&Horne.**

**House For Sale**

Sunday, 3 November 2024

6 Tolson Ct, Roxburgh Park, VIC, 3064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Omer Khoder  
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## Position Perfect

Located in the prime spot of Roxburgh Park and sitting in a quiet court, only minute's away from all the locale amenities, making it an ideal choice for families and professionals alike. Upon entering, you are greeted by an inviting layout that maximizes space and natural light. The expansive living area boasted by a spacious kitchen and dining area creating a perfect setting for entertaining guests or enjoying cozy family nights. Large windows frame the room, enhancing the warm ambiance.

At the heart of the home is the spaciouly designed kitchen, equipped with contemporary finishes and stainless steel appliances. Whether you're preparing a quick breakfast or hosting a dinner party, the kitchen's ample storage and functional design cater to all your culinary needs. A breakfast bar offers a casual dining option, ideal for busy mornings or informal gatherings. This residence boasts 3 generously sized bedrooms, each thoughtfully designed to provide comfort and privacy. The master suite serves as a tranquil retreat, featuring an ensuite bathroom and generously sized walk-in robe, ensuring you have your own space to unwind. The additional bedrooms are versatile, perfect for children, guests, or even a home office. Step outside to discover a beautifully landscaped backyard, a serene oasis perfect for outdoor entertaining or simply enjoying the fresh air. The patio area invites summer barbecues, while the greenery provides a peaceful backdrop for relaxation.

### Property Feature:

- Formal Loungeroom
- Central Kitchen /Meals Area
- Master bedroom Includes Ensuite and Walk in robe
- Downlights throughout
- Ducted Heating
- Split-System
- Main Bathroom Includes Spa Bath
- Freshly Painted
- Hybrid Flooring
- Undercover Outdoor Entertainment Area
- Secure lockup Garage
- Garden Shed
- Well designed Gardens Through out
- Land Size 409 sqm

### IN THE VICINITY OF:

- Kirwan Avenue Playground 130m
- Homestead shopping centre 750m
- The Homestead Child and Family Centre 800m
- Roxburgh College 850m
- Roxburgh Park Primary School 1.6km
- Roxburgh Village shopping complex 1.7km
- Roxburgh Park Train station 1.8km

Positioned in a quiet court, this home is conveniently situated just minutes from local schools, parks, shopping centers, and public transport options. The ideal blend of suburban tranquility and accessibility to city amenities makes this property a truly desirable place to call home.