

# 72 Berwick Springs Promenade, Narre Warren South, Vic 3805

AREA SPECIALIST  
Rapid

## House For Sale

Friday, 10 January 2025

72 Berwick Springs Promenade, Narre Warren South, Vic 3805

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 735 m2

Type: House



Yasin Arabzadeh



Khaled Arabzadeh

**\$875,000 to \$962,500**

Narre Warren South: Discover the perfect blend of space, style, and modern living at this stunning residence located in the sought-after neighborhood of Narre Warren South! Set on an expansive 735 sqm (approx.) block, this beautifully maintained home boasts 4 generous bedrooms, including a versatile study, ideal for remote work or additional guest accommodation. With an impressive layout featuring three distinct living areas, this home is designed for both relaxation and entertaining. The home is equipped with modern comforts, including evaporative cooling and ducted gas heating, ensuring year-round comfort for you and your loved ones. The two well-appointed bathrooms provide convenience and privacy for your bustling household. A spacious 2-car garage offers ample storage and parking solutions, making it easy to accommodate all your vehicles and gear. Step outside to discover a private backyard oasis, perfect for weekend barbecues, family gatherings, or simply unwinding after a long day. Located in the sought-after suburb of Narre Warren South, this home is conveniently close to parks, schools, shopping centers, and public transport, making it perfect for families seeking a balance between tranquility and accessibility. This thoughtful combination of features ensures that 72 Berwick Springs Promenade offers both comfort and convenience for a modern lifestyle.

**Main Features of the Property:**

- Four Spacious Bedrooms + Study
- Master with Ensuite and Walk-in Robe
- Modern Bathroom
- Three Living Areas
- Downlights
- Three-Car Garage
- Great Outdoor Living

**Heating:** Ducted Gas Heating  
**Cooling:** Evaporative Cooling

Situated within walking distance to local shops, leading schools, and public transport. The property is conveniently positioned between:

- Casey Central
- Eden Rise Village
- Hillsmeade Primary School
- Alkira Secondary College
- Berwick Springs Wetland Reserve
- Richmond Soccer Club
- Narre Warren Train Station
- Berwick Train Station

**Chattels:** All fittings and fixtures as inspected  
**Deposit terms:** 10% of the purchase price  
**Preferred Settlement:** 30/45/60/90/ days

Don't miss this opportunity to secure a fantastic home in a sought-after neighbourhood. Whether you're starting out or adding to your portfolio, this property is ready to impress! Contact us today to arrange your inspection and make 72 Berwick Springs Promenade your new address! For more Real Estate in Narre Warren South contact your Area Specialist Yasin Arabzadeh 0432 107 101. PHOTO ID REQUIRED AT OPEN HOMES

**Due diligence checklist:** <http://www.consumer.vic.gov.au/duediligencechecklist>.  
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