

# 2/13 Marville Court, Boronia, VIC, 3155

## Unit For Sale

Wednesday, 20 November 2024

2/13 Marville Court, Boronia, VIC, 3155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Rohin Arora

## The Brief: Modern Living in a Private Retreat. No Body Corp

It's Addressed:

?? Spacious 4-bedroom home with high ceilings and natural light.

?? Stylish kitchen with stone benchtops, 900mm gas cooktop, and breakfast bar.

?? Outdoor gazebo, pergola, and low-maintenance backyard.

Tucked at the rear of the cluster, this modern 4-bedroom, 2-bathroom home offers privacy and contemporary comfort. Floating floorboards and plush carpets combine elegance and practicality, while high ceilings and LED downlights create a light-filled, inviting space.

The heart of the home is the open-plan living, kitchen, and dining area. Featuring stone benchtops, a 900mm gas cooktop, electric oven, dishwasher, and a frosted glass splashback, the kitchen is both functional and stylish. A large pantry and breakfast bar with pendant lighting complete this impressive space.

The master bedroom includes a walk-in robe and ensuite, with the same stone finishes found in the main bathroom, which also offers a shower, bath, and spacious vanity. A spacious laundry adds convenience, while ducted heating and split-system cooling ensure year-round comfort.

Outside, the low-maintenance backyard boasts a pergola and gazebo, perfect for entertaining or relaxing. A water tank and double garage enhance the home's practicality.

Conveniently located near Westfield Knox, Boronia Junction, Boronia Mall, and local train stations, the home also offers access to Knox Central Primary, Fairhills High School, St. Joseph's Primary, and the scenic Dandenong Ranges. Enjoy easy access to the M1 and M3 for effortless connectivity.

### Property specifications

4 bedrooms, 2 bathrooms, open-plan living/kitchen/dining, master with walk-in robe and ensuite, 900mm gas cooktop, electric oven, dishwasher, stone benchtops, ducted heating, split-system cooling, floating floorboards, LED downlights, double garage, low-maintenance backyard with pergola, gazebo, and water tank.

For more Real Estate in Boronia contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.