

**Please contact agent for Price**

Townhouse: 🏠 4 🚗 3 🚗 2

216B Booran Rd, Ormond, 3204



### Location! Location! Only two on a block

Ormond is a popular residential area in east-south of the Melbourne, close to Brighton, Bentleigh, McKinnon, Caulfield, Clayton, Moorabbin, etc. 6km to Brighton Beach & 11km to Melbourne CBD! Excellent Transport: M1, Neapean Hwy, Princes Hwy can get you anywhere! Walking distance to Ormond and Glenhuntly Train Stations. Walking distance to Bus Stops of Route 625 (directly to train stations and Chadstone Shopping Centre) Surrounded by rich educational resources: Caulfield South Primary School (97-score), Glen Eira College and the famous private school Kilvington Grammar School which ranked 33rd!

Plenty of Shopping Options: Walking distance to Ormond Shopping Strip ☐ Easily accessible to Glenhuntly Shopping Strip, Chadstone Shopping Centre, Westfield Southland, COSTCO Moorabbin, DFO Moorabbin. The E E Gunn reserve is just in back of your home which is a great place for excising, dog walking and kids playing

- Only two units on a block! Separate Drive Ways! No Body Corporate!
- Desirable designing: 2.7 meters high ceiling with great sunshine from north side
- Stone finish bench top for kitchen and bathrooms, Bosch kitchen appliances, Toshiba multi heating and cooling system and video doorbell at entry

**4☐☐3.5☐☐1+1☐☐**

4 Bedrooms, 3.5 Bathrooms, 1+1 Car Garage

☐☐☐☐☐27.6 SQ☐☐☐☐☐ 328 ☐

Living Area: 27.6 SQ, Land Size: 328 sqm approx.

Floor Area: 260 m<sup>2</sup>

Land Area: 328 m<sup>2</sup>

Zone: Residential

### Features:

- Close to Transport
- Double Storey
- Ensuite
- Polished Timber Floor
- Access Roads
- Air Condition/Ducted Heating
- Build In Wardrobe/Walk In Robe
- Close to Amenities

### Inspection Time

Please call Anthony on 0421 454 086

### Agent Details

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