

44 Paramount Boulevard Bvd, Wyndham Vale, VIC 3024

\$470 Per Week

House 4 2 2



## Prime Wyndham Vale Living Moments from Everything! APPLICATI

### The Property

Welcome to 44 Paramount Boulevard, Wyndham Vale. Set on approximately 350sqm this impressive four-bedroom, two-bathroom home with a double garage delivers a perfect balance of comfort, style, and functionality. Showcasing high ceilings, quality finishes, and a practical floorplan with multiple living zones, the home is thoughtfully crafted for modern living. Ideally located in the heart of Wyndham Vale, it is just moments from Wyndham Vale Train Station, parklands, shopping centres, cafés, restaurants, and a range of quality schools.

### Open for Inspection

Sat, 02 May 2026 - 1:45 PM to 2:00 PM

### The Point of Differenced

- ? The residence comprises four spacious bedrooms, highlighted by a capacious master suite featuring a walk-in robe and private ensuite, while the remaining three bedrooms are generously sized and fitted with built-in robes, all serviced by a central bathroom, offering a comfortable and practical accommodation layout suited to growing families.
- ? The stylish open-plan kitchen is appointed with sleek stone benchtops and premium 900mm appliances including oven, cooktop, and dishwasher, complemented by ample bench space for meal preparation, overhead cupboards, and a well-sized pantry, making it both functional and visually appealing for everyday cooking and entertaining.
- ? Multiple living zones enhance the home's appeal, including a welcoming formal lounge upon entry and a spacious open plan living and dining area, all complemented by impressively high ceilings that create a sense of openness and grandeur, ensuring ample room for relaxation and entertaining.
- ? The outdoor area seamlessly connects to the indoor living space, offering an inviting setting for alfresco dining or entertaining guests, with plenty of room to personalise and create a comfortable outdoor retreat suited to year-round enjoyment.
- ? Both the front and backyard are designed for low-maintenance living, providing a neat and tidy outdoor environment with sufficient space for children and pets, while also allowing potential for further landscaping enhancements or personalised garden features.
- ? Additional features include a double garage with secure internal access, ducted heating for year-round comfort, a combination of quality tiled flooring and plush carpets underfoot, and a wide entrance that immediately establishes a sense of space and sophistication upon arrival.

### The Point of Interest

Ideally positioned in one of Wyndham Vale's fastest-growing pockets, this property offers exceptional lifestyle convenience with easy access to Wyndham Vale Train Station, local bus services, nearby shopping centres, parklands, cafés, and a variety of dining options. Families will benefit from zoning to Wyndham Vale Primary School and Manor Lakes P12 College (subject to confirmation via [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au)), as well as proximity to a range of respected public and private schools and childcare facilities.

### Listed By

Dema Haddad

Mobile: 0487 555 700



Listing Number: 3534303