

71 Carnival Boulevard Bvd, Berwick, VIC 3806

Leased - \$600

Townhouse 4  3  2 



## BRAND - NEW 4 BEDROOM 3 BATHROOM TOWNHOUSE IN BERWICK!

This brand new built townhouse located in the sought-after Minta Estate off Bells Road is ready to move into!

Downstairs, you will find bedroom with walk through robe and access to modern 2 way bathroom, separate laundry and open plan fully equipped kitchen with gas cooking, electric oven, dishwasher and plenty of cupboard space, and living/dining area with access to low maintenance private courtyard.

Upstairs there are 3 additional bedrooms, including master with walk in robe and private ensuite and split system aircon, whilst other bedrooms have built in robes and ceiling fans. There is another living area or home office space under skylight, central bathroom with shower and bath and separate toilet.

Other features include double remote garage accessible from the rear of the property with internal access, heating in all bedrooms, split system aircons, NBN ready and more. Don't miss out!

### Location Highlights:

#### School Catchments:

- Grayling Primary School (1.3km)
- Kambrya College (2.6km) ?
- Nearby private schools: St Margaret's Berwick Grammar, Haileybury, Nossal - High School

### Shopping & Lifestyle:

- Eden Rise Village ? Coles, Aldi, cafes, medical services
- Berwick Village & Fountain Gate Shopping Centre within easy reach
- Parkhill Plaza just minutes away

### Transport & Accessibility:

- Berwick Train Station (Pakenham Line) a short drive away
- Multiple local bus routes servicing the estate
- Easy access to Princes Freeway and Monash Freeway

### Listed By

John Deo  
Phone: (03) 9702 8388  
Mobile: 0411 873 123

### Open for Inspection

By Appointment.

