



"TWO LEVELS OF QUALITY LIVING IN THE HEART OF CAROLINE SPRINGS"

Raine&Horne

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2



2

## 10 Boathouse Drive, Caroline Springs

Sold for \$615,000 (Sep 25, 2020)

Take a short stroll to this expanding Caroline Springs town centre, Lake Caroline, local shops, cafes, restaurants and other amenities this high growth area has on offer. This excellent two levels of luxury with modern fit outs suitable for growing families or investor. Offering:

- 3 Bedrooms with built-in robes, master bedroom with full ensuite, his & her walk-in robe and private balcony provides perfect setting for relaxation.
- Separate studio apartment with powder room and built-in robe, opening into decent size balcony area.
- Formal entry leading to decent size living area.
- State of the art modern galley style kitchen with stainless steel appliances, plenty of cupboard and bench space overlooking meals area.
- Upstairs retreat/living area.
- Step outside to low maintenance concreted backyard space ideal for outdoor entertaining.

Other features include:

<b>Property ID:</b>	L2343712
<b>Property Type:</b>	House
<b>Garages:</b>	2
<b>Land Area:</b>	202.0 sqm

**Kelvin Singh**  
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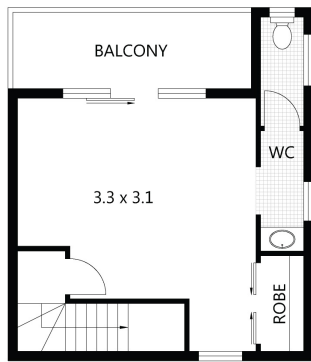
- Double car garage with remote
- Downstairs powder room
- Split heating and cooling
- Alarm and lots more...

Within close proximity to Caroline Springs town center, public transport, west water hotel and parklands, this one is offering the quality and vibrant lifestyle to enjoy in the years to come. With a price to sell, this one will not stay on the market for long. Call now.

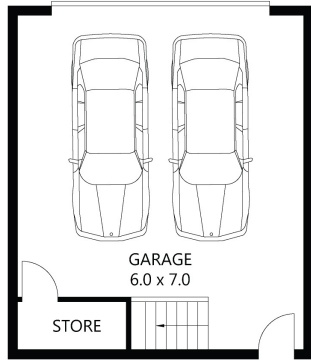
An inspection is highly recommended!!

Currently leased for \$470 per week.

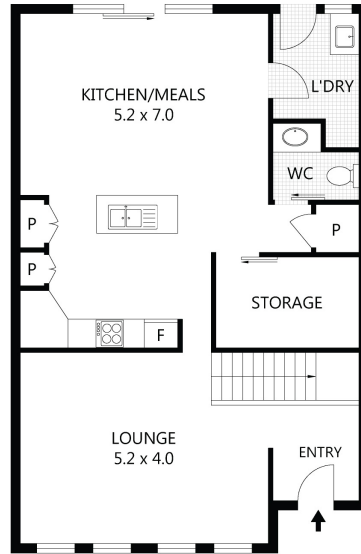
If you are thinking of selling or would like to arrange free market appraisal for your property, please feel free to contact Kelvin Singh – 0433 801 097.



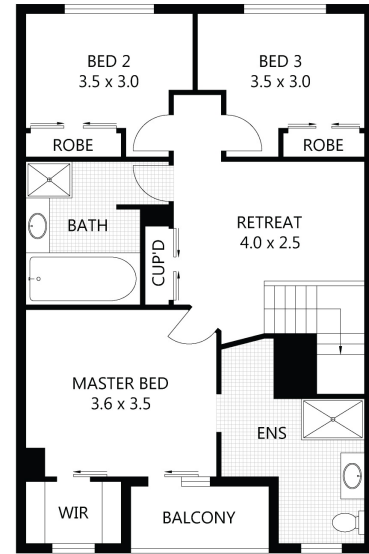
LEVEL 1



GROUND FLOOR



GROUND FLOOR



LEVEL 1

RESIDENCE	-	151m <sup>2</sup>
GARAGE	-	75m <sup>2</sup>
BALCONY	-	12m <sup>2</sup>
<b>TOTAL AREA</b>	<b>-</b>	<b>238m<sup>2</sup></b>



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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