



## 40 Arnolds Creek Boulevard HARKNESS VIC

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Situated in quite possibly one of the most sought after pockets of Arnolds Creek on a large parcel of land of 600m<sup>2</sup>(approx.) in close proximity to schools, shops, public transport and so much more, this sensational family domain offers high quality living that is constantly sought after, yet rarely found.

Entering this home you will be amazed by the generous space on offer, comprising of four large bedrooms with BIRs, master bedroom featuring WIR and stunning ensuite, whilst the remaining rooms are serviced by a bright central bathroom.

The spacious theatre room is currently set up for use as a hair salon, complete with extra cabinetry and plumbing!

The huge open plan living and meals area has enough room for your dining, living and still enough room for a study, kids play area or even a small rumpus area! This is

**Land Size** : 600 sqm

**View** : <https://www.ypa.com.au/7399855>



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## 40 Arnold's Creek Boulevard, Harkness

ypa

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

