



## 13 Erden Court Harkness VIC

4 2 2

Situated in a quiet court location in the heart of Harkness, this property sits within close proximity to every amenity you could ever need. With easy walking access to Arnolds Creek Primary School, Arnolds Creek Shops, Arnolds creek community centre, Arnolds Creek Reserve this property is truly close by to everything!

As soon as you enter the property you are greeted with a large open hallway which leads you to the open lounge room situated at the front of the home, conveniently located to be utilised as either a kid's playroom or separate living space. Sitting across from this is the master bedroom which is generously sized and features timber plantation shutters, wall heater, splits system and ceiling fan. The room further boasts a walk-in robe and stunning ensuite which features a larger shower with double showerheads, double vanity, porcelain tiling and stone benchtops. The

**Price** : \$ 701,000  
**Land Size** : 628 sqm  
**View** : <https://www.ypa.com.au/8350988>



**Shane Spiteri**  
0488 980 115



**Ricky Frew**  
0402 007 100



## 13 Erden Court, Harkness



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.

