



## 269 Bulmans Road Harkness VIC

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This beautiful home was built by Exclusive Homes and positioned in the highly sought-after pocket of the Arnold's Creek Estate sits in close proximity to Arnolds Creek Primary School, Arnolds Creek Reserve, Arnolds Creek Shopping Village and the Arnolds Creek Community Centre featuring public tennis and basketball courts. This property sitting on a generous 560m<sup>2</sup> (approx.) allotment boasts inclusions and finishes of the highest quality.

As you arrive, you will be immediately impressed by the recently landscaped gardens, freshly updated render and restrained deck all leading you to the door. Upon entry you are met with fresh paint, recently laid hybrid floorboards and soaring 9 foot ceilings. A front formal lounge area is to your right to accommodate the growing family featuring wall niches, and new downlights that light up the property!

Adjacent to this sits the well-appointed master bedroom which is extremely generous in size and offers a walk-in

**Price** : \$ 670,000  
**Land Size** : 560 sqm  
**View** : <https://www.ypa.com.au/8377217>



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## 269 Bulmans Road, 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.

