

## 47 Fernhurst Avenue Derrimut VIC

4 2 2

Set on an impressive approx. 636m<sup>2</sup> allotment, this beautifully designed residence delivers space, flexibility and comfort for the modern family.

The thoughtfully planned layout offers multiple living zones, including a large open-plan living and dining area, a separate family room, a rumpus room, and a dedicated office?perfect for working from home or running a home business. At the heart of the home, the well-appointed kitchen overlooks the main living spaces and features ample storage, bench space, and a practical layout ideal for everyday living and entertaining.

Accommodation is generous, with four well-sized bedrooms, including a main bedroom complete with walk-in robe and ensuite. The remaining bedrooms are serviced by a central bathroom and separate WC, ensuring comfort and

**Price** : \$ 896,000  
**Land Size** : 636 sqm  
**View** : <https://www.ypa.com.au/8617631>



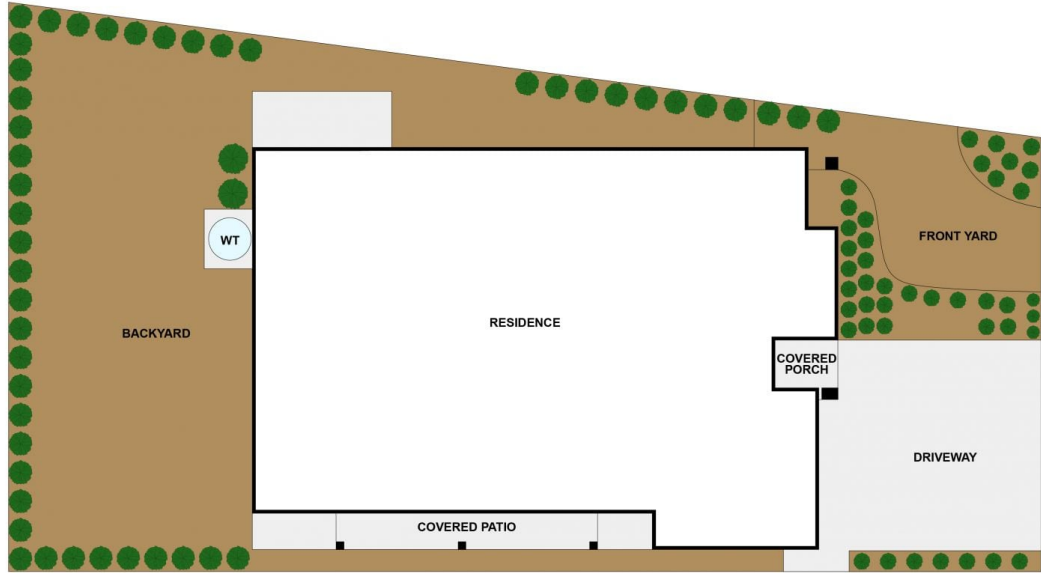
**Eddi Bagdadi**  
0432 208 933



**Nancy Crupi**  
0413 969 284



GROUND FLOOR



SITEPLAN



**47 Fernhurst Avenue, Derrimut**  
*All data and dimensions shown in this sketch are approximate.*