

## **31 Burgess Avenue, Officer**

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BRAND NEW NORTHSIDE  VIEWS TO  
FOOTHILLS

**\$640,000 -**

**\$560,000**

Evaporative Cooling

Ducted Cooling

Rumpus Room

Ducted Heating

Remote Garage

Secure Parking

Floor boards

Outdoor Entertaining

Built In Robes

Dishwasher

Located in the sought after pocket of Heritage Rise adjacent to Timbertop and Beaconsfield is this wonderfully executed home.

Neutral tones throughout provide a blank pallet for you to add your own style.

Thoughtfully designed with two separate living areas the kitchen forms part of an expansive living zone which has view to the foothills.

Light and space are definitely on show here!

The use of stone, two pack cabinets, soft close fittings and feature tiled splashback come together in an embracing manner.

Generously proportioned master bedroom with fully fitted walk in robe and ensuite, 3 further bedrooms also with fitted robes provide ample accommodation.

Ducted heating and cooling, window furnishings, ample power, tv and data points and fully landscaped, a great deal of thought has gone into a package which is ready for immediate occupation.

Positioned in a quiet cul de sac minutes from the M1, Beaconsfield and Berwick there is a vast array of educational facilities nearby.

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INSPECTION PROCEDURE: \*\*

In light of the current COVID-19 situation, this property may be inspected by private appointment only. We have implemented safety procedures for the wellbeing of all. These include social distancing, use of hand sanitisers and no unnecessary hand contact with surfaces within the property. To comply with restrictions only 1-2 individuals will be allowed to enter a property at one time. Parties of 3 or more will be declined access.

\*\* Please discuss with us any concerns you may have before arriving at the inspection \*\*

[Statement of Information](#)

