



## 11 Joy Avenue DERRIMUT VIC

4  2  3 

Positioned overlooking parklands to ensure peace and tranquillity, yet maintaining the convenience of being close to all amenities, this stunning Porter Davis home offers the ideal lifestyle for the growing family. Upon entry you will find a spacious home office/study, formal step down lounge with fireplace, modern kitchen with butler's pantry, Caesar stone bench tops and Blanco stainless steel appliances adjacent to the meals and family area. Offering 4 bedrooms upstairs, master with WIR and full ensuite with double vanity and separate retreat area, games area for the kids and an additional rumpus room. Extras include heating and cooling, triple garage with drive-thru access, alfresco area outside, all this and much more on a large block of approx 612m<sup>2</sup>. A spectacular home that only many dream about, call now for a viewing and make this yours now!

**View** : <https://www.ypa.com.au/7385996>