



## 46 Amberlea Circuit TAYLORS HILL VIC

3 2 2

Light-filled, spacious and beautifully-appointed, this superb 3BR plus study home delivers a peaceful low-maintenance lifestyle in a convenient neighbourhood. When you enter, the free flowing floor plan invites you to the formal lounge, separate study area which can also be used as an additional bedroom, leading through to the open-plan living/dining area, kitchen with stainless steel appliances and a full-sized laundry. Upstairs: Three spacious bedrooms with BIR's (master with ensuite which has double basin and WIR) and stylish central bathroom. Features include ducted heating, a beautiful outdoor entertaining area, 3 toilets and a double garage on remote. Currently tenanted for \$1400 pcm so it's an excellent investment or great first home. This fabulous townhouse is located close to Watervale Shopping Centre, beautiful parklands, local schools and public transport. Inspection is a must, it's one of a kind!

**View :** <https://www.ypa.com.au/7390661>