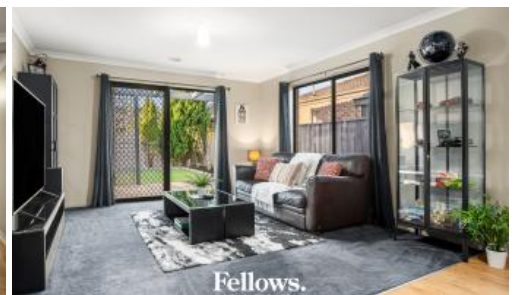


Sold ■



25 Naomi Street, Pakenham



## Live the Caversham Waters Lifestyle

Positioned on a generous 400m<sup>2</sup> (approx.) allotment within the sought-after Caversham Waters Estate, this well-presented three-bedroom home brings together space, comfort and easy everyday living in a location the whole family will enjoy.

From the moment you step inside, the interior feels warm and inviting, with a practical floorplan that makes excellent use of every room. Privately positioned at the front, the spacious master bedroom enjoys a peaceful leafy outlook and features laminate flooring, providing an easy-to-clean alternative to carpet that may appeal to those wishing to minimise dust settling within carpet fibres. A walk-in robe and private ensuite, complete with a laminate vanity benchtop, shower and toilet, finish this relaxing retreat.

At the heart of the property is the well-appointed kitchen, perfectly placed to overlook the open-plan lounge and dining zone. Featuring laminate benchtops, an expansive breakfast bar, pantry, dishwasher, and quality appliances, including a 900mm oven and stovetop, it offers ample preparation room while allowing you to remain connected with guests and loved ones.

Filled with natural light, the adjoining living and meals area opens out through sliding doors onto the impressive, covered deck, ideal for weekend barbecues,

3 2 2 400m2

**Price** SOLD for \$705,000

**Property Type** Residential

**Property ID** 735

**Land Area** 400 m2

**Floor Area** 175 m2

### Agent Details

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### Office Details

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celebrations, or quiet evenings in the fresh air.

Beyond the entertaining area, the grassed backyard gives children and pets plenty of room to play. Established landscaped gardens introduce greenery and privacy, while a garden shed keeps tools and equipment neatly stored away.

Continuing inside, the remaining two bedrooms are fitted with built-in robes and serviced by the central bathroom, complete with a laminate vanity benchtop, bath and separate shower. A separate toilet adds further convenience for busy households.

The dedicated laundry has direct access to the yard, while a linen cupboard in the rear hallway supplies valuable additional storage.

Further highlights include ducted heating, evaporative cooling, and a double garage with internal entry to the residence, plus a rear door opening directly into the backyard.

The outstanding address completes the package. Woolworths, local shops, John Henry Primary School and the popular James Bathe Community and Sports Hub are all within walking distance. Club Officer, childcare centres, and local parks are also nearby, along with convenient bus services and easy access to Cardinia Road Train Station. Proximity to the Princes and Monash freeways also makes travelling towards Melbourne simple.

Combining comfortable interiors, impressive entertaining options and excellent convenience, 25 Naomi Street presents a wonderful opportunity to secure an easy-care lifestyle in the heart of Caversham Waters.

For further information, please do not hesitate to contact Terri or Tahnee. We look forward to welcoming you at our next open-for-inspection.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*