

SOLD



8 Gorham Street, Pakenham



## Modern, Stylish & Northside Location

Imagine a corner allotment of approx. 421m<sup>2</sup> with a north facing aspect positioned directly opposite the walking tracks around the Kennedy Creek plus an impeccably presented 3 bedroom brick veneer home and you have just discovered this stunning property in the now established Falling Water Estate.

Immerse yourself in the lovely sun that flows into the kitchen and living areas, and then onto the dining area which has direct access to the covered decked alfresco patio. This private courtyard has been landscaped and now is surrounded by a beautiful garden setting.

Upon entering into the wide the hallway, the feeling of space is upon you. To the left you will find the open plan living areas including the recently updated spacious kitchen with lots of cupboards and bench space. The other end of the home is where you will find 3 good sized bedrooms, all with robes, including a walk-in robe and ensuite to the main bedroom and at the end of the hallway an internal access door to the double remote-controlled garage.

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<b>Price</b>	SOLD for \$620,000
<b>Property Type</b>	Residential
<b>Property ID</b>	134
<b>Land Area</b>	421 m <sup>2</sup>

### Agent Details

Jane Nunn - 0432 375 940

### Office Details

Integrity Real Estate - Yarra Glen

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**Integrity**

As you would expect a home of this calibre has creature comforts such as gas ducted heating and reverse cycle split systems for your cooling needs plus 21 solar panels with over 6kw output.

Location is also paramount and the area has it all not too far away including parks, kindergartens, primary schools, colleges, medical centres, easy access to the M1 freeway, local shops, and major retailers along with public transport.

So whether you are a 1st home buyer, downsizer or investor this property has everything you will need in a location that will deliver everything you will want.

Government rules for real estate:

OPEN HOMES - PRE-REGISTRATION IS REQUIRED TO GAIN ACCESS FOR FULLY VACCINATED CLIENTS. Masks & physical distancing a must. Unvaccinated or partly vaccinated clients are able to book a private inspection one-on-one with the agent.

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.