

Under Contract



11 Sherwood Dr, Flora Hill



### Position Perfection!

Situated in a highly sought after and attractive location in popular Flora Hill, this 3 bedroom home offers a spacious lounge with split system air-conditioning plus a separate family room with gas wall furnace, dining area and adjacent kitchen with breakfast bar, electric wall oven, gas cook top and a dishwasher. The main bedroom has a walk-in robe, while the other 2 have built-in robes, and all bedrooms and living areas have ceiling fans.

The outdoor undercover entertaining area is large and paved – a perfect spot to relax and enjoy good company, with the bonus of the rear yard being well fenced and cordoned off - keeping it child and pet friendly - from the rear of the double carport, allowing for additional parking for extra vehicles, caravan, boat etc. There is also a good sized storage shed with concrete floor and a prolific lemon tree.

Everything is right on your doorstep in this superb Flora Hill location, only minutes from Latrobe University, primary and secondary schools, Brennan Park pool and the excellent shopping villages of Strathdale and Kennington.

Positioned in a lovely neighbourhood, ideal for a young family, downsizers and it could also offer great rental potential for an astute investment buyer

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.

3 bedrooms, 1 bathroom, 2 car spaces

**Price** \$325,000  
**Property Type** residential  
**Property ID** 829

### Agent Details

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