

Versatile Family Home with Side Access & Alfresco Entertaining



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5 Cotton Court, Darley

\$700,000 - \$760,000

Discover your dream family home at 5 Cotton Court, Darley! Set on a generous 592m² block in a quiet, sought-after court, this beautifully maintained residence offers space, comfort, and unbeatable convenience.

Inside, three spacious bedrooms include a master suite with walk-in robe and private ensuite. A versatile office/study easily serves as a fourth bedroom to suit your family's needs. The open-plan kitchen and dining area features quality Technika appliances, abundant bench space, two pantries, and plenty of storage, while the light-filled rear lounge is perfect for relaxing or entertaining.

Enjoy year-round comfort with ducted heating and split-system cooling throughout. The remaining bedrooms have built-in robes and easy access to a stylish central bathroom.

Step outside to a large undercover alfresco area with decking-ideal for gatherings and low-maintenance living. Wide street frontage and side access to the backyard make it easy to securely store your caravan, boat, or trailer. The double garage also offers convenient through-access.

All this, just a short stroll to Darley Primary School, kindergartens, IGA supermarket, Darley Medical Centre, Werribee River walking track, and with quick freeway access to Melbourne

Property ID: L26281764

Property Type: House

Garages: 2

Land Area: 592.0 sqm

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and Ballarat CBDs.

Move straight in and start enjoying the lifestyle you've always wanted at 5 Cotton Court, Darley! (Photo ID is required for Inspections) DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Check List:
<http://www.consumer.vic.gov.au/duediligencechecklist>