



FLOOR PLAN



**22 Hampshire Boulevard Leneva VIC**

4 2 2

Built to an absolute quality finish, this brand new home comprising 18.52 squares of living will impress with every step inside and out. The many top level premium features include -

- Two spacious living areas of formal lounge and separate tiled family room
- Gleaming kitchen with 900mm hot plate and oven, walk in pantry plus dishwasher
- Master bedroom with double vanity to en-suite, walk in robe
- Superb large alfresco area for every occasion
- Comforts of gas ducted heating and evaporative cooling throughout
- Oversize double garage with remote with internal access
- 3.4 metre side/rear yard access for trailers/boats/caravans etc
- Private and secure 595m<sup>2</sup> low maintenance allotment
- For Investors expected rental return \$425-\$445 per week

**Price** : \$ 459,000  
**Land Size** : 595 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/leneva/residential/house/5837858>



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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

DWELLING : 172.02m<sup>2</sup>  
GARAGE : 42.32m<sup>2</sup>  
PORCH : 9.12m<sup>2</sup>  
OUTDOOR : 25.99m<sup>2</sup>  
AREA : 249.45m<sup>2</sup>

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