



**11 Kenross Court Braybrook VIC**

3 2 1

Nestled adjacent to Matthews Hill and positioned in a serene, leafy cul-de-sac, this charmingly renovated brick home offers an exceptional opportunity for families, city professionals, or investors. Set on a generous block, the property presents potential for future development or multi-unit possibilities (subject to council approval).

The residence boasts a warm and inviting atmosphere, highlighted by polished timber floorboards throughout. The formal lounge seamlessly connects to a sunlit meals area, which is served by a modern kitchen equipped with stone countertops and high-quality stainless-steel appliances, including a 900mm oven & gas cooktop and also an integrated dishwasher.

Accommodation includes three well-sized bedrooms. Two of these feature built-in robes and are serviced by a

**Price** : \$ 970,000

**View** : <https://www.douglaskay.com.au/sale/vic/west/braybrook/residential/house/8087694>



**Justin Luciew**  
03 9313 7888



**Francis (thanh) Vuong**  
03 9313 7888



**SITE PLAN**



**FLOOR PLAN**

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.