

**10 Emerdale Place, Craigieburn, Vic 3064**



**House For Sale**

Monday, 30 October 2023

10 Emerdale Place, Craigieburn, Vic 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 557 m2**

**Type: House**



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## Contact Agent

Supersized layout, expansive outdoor entertaining, Federation-style exterior with a converted double garage and so well located, this family must-have occupies a sunny 557sqm corner lot. Moments from the Hume Highway, stroll to Victor Foster Reserve, Malcolm Creek walking trails, Craigieburn Primary School, Craigieburn Plaza Shopping Centre, Splash, the Craigieburn Library and Craigieburn Station...and just across the road from Waterside Cafe, Highlands. A gorgeous picket fence, bullnose veranda with red brick and striking timber fretwork capture the traditional Federation look. Framed by high ceilings and clever window design, the continuous-flow layout is bathed in abundant natural light. To the right of the entryway is a converted double garage that could be used as a living area or a home office. A large primary bedroom suite features a walk-in robe, alfresco access and a modern ensuite, while three additional bedrooms comprise built-in robes and share a pristine second bathroom. Anchored by a fully equipped kitchen showcasing a dining island, abundant bench space, custom cabinetry, subway tiled backsplash and premium appliances, the upscaled kitchen/living/dining zone is the home's social focal point. Combining food preparation with socialising and relaxation, stacker doors roll back from three locations providing access to an extended undercover outdoor area. Set against a large backyard, established lawn and mature trees, the well-designed outdoor area is the perfect place to unwind in total comfort and privacy. Located in a quiet, no-through street, other creature comforts include ducted heating and ducted evaporative cooling plus a family-sized laundry with extra storage. Beautifully prepared for market, the goal of any home today is to make everyday living just a little easier and more pleasurable. Providing a high quality of life, come home to 10 Emerdale Place. **DISCLAIMER** The vendor, agent and agency in preparing this information have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.