

# 10 Gravier Way, South Morang, VIC, 3752

## Sold House

Thursday, 20 July 2023

10 Gravier Way, South Morang, VIC, 3752

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Emilia Faba

## Perfectly Positioned in Mill Park Lakes Estate

Perfectly positioned opposite parklands on a quiet and comfortable street in the highly desirable Mill Park Lakes Estate is this fantastic family home. Offering an array of local amenities including parks, lakes, walking trails, lookouts, schools, shops, public transport and main roads. Enjoy access to the Quarry Hills Park, Mill Park Lake, The Promenade shops, Mill Park Village shopping centre, Westfield Plenty Valley, The Lakes P-9 school, Marymede Catholic College, Middle Gorge and South Morang station.

Behind this home's unassuming facade are multiple open spaces with generous proportions and high ceilings. Enjoy a huge carpeted living room with built in shelving and large windows that provide tons of natural light as well as an expansive meals area that overlooks the covered alfresco entertainment deck and low maintenance backyard. The home also provides a large kitchen with loads of storage thanks to its oversized island bench with raised shelving and attached seating area. The stunning kitchen also provides high end 900mm stainless steel Delonghi appliances and is framed by large windows which allow plenty of natural light to shine through. This home also comprises of three full sized carpeted bedrooms, each with mirrored built in robes. A large master bedroom comprises of a sizeable walk in robe and huge ensuite that offers double basins with storage beneath and an oversized shower. The other two bedrooms are serviced by a central main bathroom that features a large shower, bathtub and vanity as well as a separate water closet.

Other features of this property include:

Remote car garage with drive thru access to the rear

Side access

Ducted heating

Cooling

Easy access to The Lakes Blvd

### PHOTO ID REQUIRED

Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

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Material Facts - please refer to the contract of sale and vendor statement for any/all material facts.

Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.