

# 10 Mint Boulevard, Harkness, Vic 3337

## House For Sale

Tuesday, 30 April 2024

10 Mint Boulevard, Harkness, Vic 3337

Bedrooms: 3

Bathrooms: 2

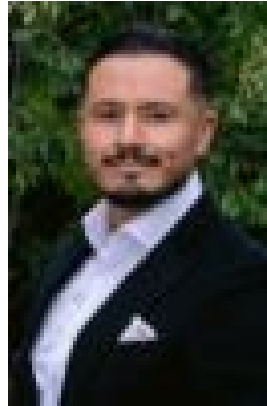
Parkings: 2

Area: 640 m2

Type: House



Ray Mirza  
0409557788



Anthony Orellana  
0468629408

**\$650,000 - \$715,000**

Ideally located within the sought-after Peppermint Grove Estate, Main Road Real Estate proudly presents a luxurious family home on a spacious block of 640sqm (approx.), comprising multiple living areas, outdoor entertaining areas surrounded by lush gardens, and an ultra-convenient location. Stepping inside, the home begins with a traditional entryway, flowing through to the open-plan living and dining areas. Set atop beautiful chocolate coloured timber flooring, with dedicated spaces to lounge and dine, complemented by the additional rumpus/theatre, ideal as a home cinema or simply an additional lounge room, ensuring there's no shortage of space. Making a seamless transition outside through stacker doors, the backyard is an entertainers' paradise, complete with a built-in fireplace, tranquil water feature, and a separate wood fire, with a thriving backdrop of a Balinese-inspired garden. Superbly appointed, the premium galley-style kitchen showcases quality stainless-steel appliances, including 900mm gas cooktop and oven, plus dishwasher, complemented by a deep double sink, an abundance of storage throughout, and a walk-in pantry. Completing the picture, the breakfast bar creates an informal eating space, a perch to sit and keep the chef company, or can be easily utilised as a centrepiece to a buffet-style occasion. With a total of three sleep sanctuaries throughout, each space has been individually curated and located away from the bustling living spaces to ensure maximum rest and rejuvenation. The palatial master suite enjoys a walk-in robe and private ensuite, while bedrooms two and three are each fitted with a built-in robe. For those working from home or completing schoolwork, the purpose-built study offers a quiet, dedicated space to achieve boundless productivity, nestled amongst bedrooms two and three. Centrally located, the sparkling family bathroom offers a choice of built-in bathtub, making kids' bathtimes a breeze, or a glass corner shower, with a feature rain showerhead, floating vanity with storage underneath, and a separate powder room for convenience. Other features include a double lock-up garage with internal and rear-yard access, separate storage shed, oversized laundry, plus ducted heating paired with reverse-cycle heating and cooling for year-round comfort. Occupying a coveted and convenient location, enjoy living within walking distance to all the offerings of Arnolds Creek, including Shopping Centre, Children's and Community Centre, Kindergarten, Primary School, and Reserve, plus Toolern Primary School, Melton Montessori, and Navan Park Lake. Meanwhile, a short drive gets you to Woodgrove Shopping Centre, Melton Railway Station, and the Western Freeway, providing ease of access to the city, airport and beyond.