

**11 Fallon Street, Aintree, Vic 3336**



**Sold House**

Friday, 8 September 2023

11 Fallon Street, Aintree, Vic 3336

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 472 m2**

**Type: House**



Matthew Farrugia

0387972500

**\$828,500**

Matthew and Ray White Aintree present to you 11 Fallon Street, Aintree, this remarkable property, boasting approximately 31 squares of luxurious living space, is a shining example of contemporary design and eco-conscious living. Downlights grace every corner of this home, casting a warm and inviting glow throughout. With multiple living areas, including a separate study, versatility is at the forefront. Notably, there are four bedrooms in total, with two of them being master bedrooms, each accompanied by its ensuite, delivering an unmatched level of comfort and privacy. Year-round comfort is guaranteed thanks to the inclusion of evaporative cooling and ducted heating systems, ensuring your home is the perfect temperature, no matter the season. The well-appointed kitchen is equipped with a convenient butler's pantry, making culinary endeavors a breeze. This property offers both convenience and security with a remote-controlled double car garage providing internal access and a cutting-edge security alarm system. Moreover, it embraces sustainability through a water recycling system, benefiting the environment while also reducing water bills. Nestled in the heart of Aintree, this property enjoys a prime location. Aintree is renowned for its family-friendly ambiance and offers effortless access to essential amenities, reputable schools, lush parks, and efficient transportation links. It's a community that thrives on a sense of belonging, making it an ideal place to call home. It is within walking distance to Woodlea's Bacchus Marsh Grammar School, Aintree Primary School, Kindergartens and Childcare, Woodlea's shopping complex and Wireless Dog Park. The new Rockbank Station, and Taylors Rd connect are also just a stones throw away. Don't miss the opportunity to make this beautiful house your new home. so be sure to register your interest and secure your chance to own this stunning property. Contact our team today to arrange a private inspection and experience the lifestyle this property has to offer. (Photo ID is Required at all private inspections) **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information, but it does not constitute any representation by the vendor or agent. **\*\*\* COVID-19 Announcement \*\*\*** If you're attending an inspection, we request that you only attend if you are fit and healthy to do so and not under any self-isolation conditions. We request that you maintain a healthy distance from anyone attending the open for inspection, including other prospective buyers and our team members, and if requested wait outside so as to reduce the number of people on the property at any one time. Lastly, please refrain from touching items/fixtures and doors within the properties. If you would like to view something in particular, please request the agent's assistance. Thank you. **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Some pictures are staged and represent mock furniture that is not included in the sale of the property. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>