

# 11 Fleece Road, Aintree, Vic 3336

West Realty

## House For Sale

Friday, 29 March 2024

11 Fleece Road, Aintree, Vic 3336

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Nathan Hunt  
0393611883



Matthew Farrugia  
0393611883

## \$750,000-\$790,000

This home will impress with its flexibility & layout and is superbly located in the popular & fully master planned Woodlea estate in Aintree, designed to give families the chance to build an exciting future and a wonderful new lifestyle set amongst parks, schools, sporting grounds, shopping & dining precinct & within close proximity to public transport & easy freeway access, you won't want to miss out on this one! \*Comprising 5 generous bedrooms.\* Front formal lounge/home office.\* Master suite with ensuite & walk in robe.\* Well equipped kitchen with walk in pantry, stone bench tops, glass splash back, SS appliances including 900mm oven & SS dishwasher & rangehood.\* Adjoining meals & spacious light filled family area.\* Central bathroom & separate laundry.\* Double remote garage with internal access.\* Extended concreted alfresco & outdoor entertaining/dining area.\* Low maintenance yard with artificial grass, shed, landscaped established gardens perfect for those with kids, pets or for a spot of gardening.\* Featuring : 6kw Solar power, security camera's, ducted heating, high ceilings, alarm, evaporative cooling, downlights.\* For any further information or to organise an inspection, please contact Nathan Hunt on 0409 853 503 or Matthew Farrugia on 0405 967 129.\* **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. Some photo's maybe virtually staged.\*\*\* **COVID-19 Announcement** \*\*If you're attending an open for 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 inspection, including other prospective buyers and our team members, and if requested wait outside so as to reduce the number of people in 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