

# 12 Edington Way, Craigieburn, Vic 3064

## Sold House

Tuesday, 26 September 2023



12 Edington Way, Craigieburn, Vic 3064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 658 m2**

**Type: House**



Gordonn Garg

0383723072

**\$670,000**

Perfectly positioned in one of a Craigieburn's sought after estates and a short distance to all major amenities. This freshly renovated captivating residence with multiple living zones, spacious backyard with approx. 658m<sup>2</sup> of land, Potential to sub divide (STCA) with great frontage of approx. 18.2m, is the perfect place to start, invest or simply wind down. The cleverly designed and fully renovated kitchen with Laminex soft close cabinets and drawers is an absolute showstopper and takes Centre stage, positioned at the very heart of the home equipped with brand new appliances including (dishwasher, Gas cook top, Electric oven, and Rang hood) and ample storage. Seamlessly connects to the myriad of living areas including the light filled lounge room and dining area, to the expansive main living and adjoin study area. The free-flowing design continues outdoors through to the high-pitched sunroom/entertaining space overlooking the low maintenance gardens. The spacious master includes great size walk-in robe. The remaining sleeping quarters with built-in robes are ideally positioned to complement the sparkling centralized bathroom and renovated powder room. Other highlights include, • Brand new SPC hybrid flooring, Great storage space and new light fittings, and brand-new roller (see through and) blinds. • Double car garage with electric garage door, and potential drive through excess for storage of boats, trailers and other toys. • Brand new bathrooms with exclusive porcelain wall tiles to ceiling and floor tiles, upgraded toilets, extended shower with double shower head, niche and premium vanity. • Brand new walk-in laundry and with ample storage. • Ducted heating, cooling and a large storage garden/tool shed. • Great size sunroom, perfect for family to entertain all year round complemented by massive backyard. Situated only minutes from Craigieburn train station, Craigieburn Central Shopping Centre, gym, medical facilities, , Craigieburn golf course and much more. A minute walk to Hothlyn street's convenient stores, bus stop and community Centre. Not to mention the close proximities to Craigieburn South Primary and Secondary schools, childcare centers, local parklands and a short drive to Craigieburn's major amenities. Do not miss out!!! To Secure the most desired home, Call Gordon Garg 0433 897 397 to book an inspection. Due Diligence Checklist <https://www.consumer.vic.gov.au/duediligencechecklist> DISCLAIMER: All stated dimensions are approximate only and all photos are for illustration purposes only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.