

# 12 Marchmont Rise, Craigieburn, Vic 3064



## House For Sale

Wednesday, 12 June 2024

12 Marchmont Rise, Craigieburn, Vic 3064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



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## Call before it's SOLD !!

Discover your new family haven in the prestigious Mt Ridley Estate, surrounded by quality homes and lush parkland. This immaculately presented residence offers an abundance of natural light, spacious living areas, and ample accommodation, making it the perfect home for busy families seeking low-maintenance living without sacrificing space or comfort.

**Key Features:**

- Formal Lounge:** A welcoming space to relax and entertain guests.
- Well-Appointed Kitchen:** Featuring stainless steel appliances, a dishwasher, and an adjoining meals/family area, ideal for everyday living and entertaining.
- Spacious Bedrooms:** Good-sized rooms with built-in robes, including a master bedroom with a walk-in robe and a full ensuite.
- Flexible 4th Bedroom/Study:** Perfect for a home office or additional bedroom.
- Climate Control:** Ducted heating and split system cooling ensure year-round comfort.
- Double Garage:** Includes drive-thru access, providing ample parking and storage space.
- Additional Highlights:** Large allotment offering plenty of outdoor space. Excellently maintained, ready for even the most discerning buyers.

**Low-maintenance living with no compromise on space or style.**

**Prime Location:** Enjoy the convenience of having all local amenities close by, including parks, schools, Hume Anglican Grammar, shops, and public transport. This home is ideally situated for families looking for both tranquility and accessibility.

**Don't Miss Out!** Be quick to inspect this stunning family home as it won't stay on the market for long. Experience the perfect blend of style, quality, and convenience at Mt Ridley Estate.

**Contact Us:** For more information or to arrange a private inspection, please contact Sunny Sidhu at 0428 761 992.

**Due diligence checklist - for home and residential property buyers -**  
<http://www.consumer.vic.gov.au/duediligencechecklist>. 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, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.