

13 Canning Drive, Mickleham, Vic 3064

House For Sale

Wednesday, 22 May 2024



13 Canning Drive, Mickleham, Vic 3064

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 687 m2

Type: House



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LUXURY LIVING

Perfectly positioned within the master-planned Merrifield community, Montera Real Estate proudly presents this modern 5-bedroom family home, effortlessly balancing quality living, a serene location, and unparalleled convenience. Upon entering through an expansive double door, you're greeted by a formal entryway that runs through the home. Choose from three distinct living spaces: a formal living area that can serve as a study, home office, or fifth bedroom; a soundproof home theatre with built-in 11.2 Dolby Atmos surround speakers, a 140-inch screen, and a 4K projector; and the open-plan living and dining zone, the heart of the home, featuring a 100-inch TV. For added convenience, a bathroom with a toilet, vanity, and shower is located on this level. The outdoor area boasts a massive pergola with provisions for hot/cold water, waste, and gas lines, as well as outdoor power points. A unique Bali-style hut enhances outdoor living, perfect for barbecues and family gatherings, while the expansive backyard offers plenty of space for kids and pets to play. An outdoor toilet with a hot/cold water vanity adds to the comfort, framed by an established yet low-maintenance garden, complete with a veggie patch. The premium entertainer's kitchen is equipped with quality appliances, including a 900mm gas cooktop, oven, and dishwasher. It features a large walk-in butler's pantry, a generous stone benchtop, a deep double sink, and ample storage, making it ideal for informal dining or entertaining large groups. Upstairs, a spacious retreat with a 120-inch short throw 4K projector serves as an additional living area, kids' playroom, or teenager's hangout. The four upstairs bedrooms are generously proportioned, including the elite master suite with a balcony overlooking peaceful Merrifield vistas, a dual-entry ensuite with an oversized glass shower, and a double vanity. Bedrooms two through four are filled with natural light and feature walk-in robes. The ground floor also includes a flexible home office/fifth bedroom. The centrally located family bathroom offers a built-in bath or corner glass shower with a recessed shelf and a vanity with under-bench storage. The toilet is conveniently located adjacent to the bathroom. Other features include a smart control double lock-up drive-through garage, a 4.0m wide side gate, a large laundry with ample storage, a separate storage shed, solar panels, a security system, block-out and sunscreen blinds (electric and Alexa-controlled in the open living area), ducted heating, and evaporative cooling. Additional amenities include high ceilings, high doors, CCTV cameras monitored by smartphone, upgraded 26L/min 45kW hot/cold water supply, Alexa-controlled heating/cooling, and a garden tool shed. Centrally located in Mickleham, this luxurious home is minutes away from amenities such as Merrifield Shopping Centre, M Sq Shopping, 9.5 hectares of parklands, numerous primary and secondary schools, childcare facilities, and parks. Call Ryan Gaire at 0412 619 866 or Moe Al-Mnahi at 0466 121 826 for an inspection. Due diligence checklist - for home and residential property buyers <http://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.