

**13 Malua Road, Bonnie Brook, Vic 3335**



**Sold House**

Monday, 23 October 2023

13 Malua Road, Bonnie Brook, Vic 3335

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



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**\$800,000**

Top Edge Real Estate Proudly presents you this immaculate luxuriously built Hampton Style home with 5 bedrooms, 4.5 bathrooms, 3 living and 2 garage set in the sought after WOODLEA Estate in Aintree. It's a modern family home that ticks all the boxes when it comes to the quality of the highest standards along with a peace of mind. The property is located just minutes away from schools and child care facilities ranging from early care to secondary education institutions, including The Bacchus Marsh Grammar Early Learning Centre, Woodlea Early Education, Bacchus Marsh Woodlea Campus and well established Shopping Centre. From access to sporting facilities, schools and shops, to the inclusion of landscaping packages for every home, Woodlea has thought of everything. Enjoy the great outdoors with 30 per cent green open spaces and state-of-the-art adventure parks. Woodlea Town Centre is the best place to meet friends, relax in the plaza and browse specialty shops in the heart of Woodlea. The ultimate vision for Woodlea is a community teeming with an enviable array of modern sports and recreation facilities, an asset for both the local community and the surrounding district. With superior fixtures and fittings all through and a great location, this home is the one you had been looking for all this long. The sustainable design of this home offers a free flowing floor plan which is both practical and aesthetically appealing. Key Features Includes :# Hampton Façade# High Ceiling# High Doors# Formal Lounge# LED Lights throughout# Rumpus# Electric fireplace# Square set cornices throughout# 5 chandeliers throughout the house# 8 fancy wall lights throughout# Master Bedroom with WIR & En suite & extended shower# Bedroom 2,3 and 4 with BIR and En suite & extended shower# Large chef's kitchen# Bulkhead in kitchen with pendant lights# 900 mm appliances# 40 mm stone benchtop in Kitchen with waterfall edges# Tiled Splashback# Upgraded kitchen with ample of storage# Butler's pantry with overhead cupboards# Plumbing for fridge# Pull out bins# Integrated Dishwasher# Soft Closing throughout# Spacious Living Area# Refrigerated Cooling# Reverse cycle heating# Timber Laminate Flooring throughout# Black tapware# Porcelain floor to ceiling tiles in bathrooms# Free standing bathtub# Natural Riverstone Basins# Powder room with floor to ceiling tiles# Laundry with storage and overhead cupboards# Cloth lining# Storage under the stairs# Security alarm system# Intercom# Roller blinds# Fully Landscaped# Tiled Alfresco# Remote controlled Garage# Exposed aggregate driveway# Side Concrete# Fully Fenced# Much more !! Your well known estate, Woodlea has an abundance of amenities in the pipeline, with local development plans. Rockbank station is minutes drive from Woodlea Estate With trains travelling to Southern Cross with v-line express in just 29min, bus stop is a minute walk from the property. It's an effortless trip to the heart of Melbourne's CBD. It's also the perfect fit for active lifestyles; take the dog for a walk amongst stunning parkland, workout at one of the nearby sporting facilities, or start your day with a coffee at the local Shopping Centre - the choice is yours! It is an address perfectly positioned for convenience and growth. A place where you will take pride in your community and where your neighbours will become your friends. If you are looking for convenience and comfort then look no further. This beautiful property can be yours. This property will sell quickly. Inspect now before it's GONE! An opportunity like this is rare to come by and will not last long! To be a part of this exciting experience, living a balanced and active lifestyle at Woodlea. Please call Malhi on 0473 360 000 or Supreet on 0404 689 862 to find out more. **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. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>