

**136a East Street, Hadfield, Vic 3046**



**House For Sale**

Friday, 1 March 2024

136a East Street, Hadfield, Vic 3046

**Bedrooms: 4**

**Bathrooms: 4**

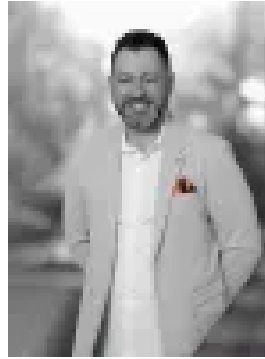
**Parkings: 2**

**Area: 320 m2**

**Type: House**



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## **AUCTION this Saturday @ 2:00 PM: \$1.1m - \$1.2m**

Introducing your dream sanctuary at 136A East Street, Hadfield - a home that represents luxury living and timeless elegance, destined to be your forever home. This architectural masterpiece offers an unparalleled lifestyle, showcasing four generously sized bedrooms, each boasting its own ensuite, ensuring privacy and comfort for all members of the family. Additionally, a chic powder room serves as a convenient extra. The heart of this exquisite home is its open-plan living, dining and kitchen area, where every detail has been meticulously crafted for those who appreciate fine living. The kitchen, a true chef's delight, features a butler's pantry, premium 900mm Smeg appliances, and an expansive island bench that stands as the centrepiece of the home. It's more than just a kitchen; it's a gathering spot where family and guests come together. But the charm doesn't stop there. Step outside to discover a covered alfresco area, complete with a built-in BBQ space, effortlessly extending your indoor living to the outdoors. It's the ideal setting for entertaining, making every occasion a memorable one. This home is not just a place to live; it's a place to thrive, to entertain, and to create lasting memories. Nestled in a popular location, you're just moments away from local shops, cafes, parklands, schools, and transport links, ensuring convenience and accessibility. 136A East Street, Hadfield, is more than just a home; it's a lifestyle choice for those seeking the perfect blend of luxury, comfort, and convenience. Don't miss the opportunity to make this dream home yours. With its unmatched offerings and desirable location, this property won't be available for long. Schedule your viewing today and take the first step towards living in your forever home. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick Side by Side House • Built-in 2024 approx. • Land size of 320m<sup>2</sup> approx. • Building size of 32sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with 900mm Smeg S/S appliances, dishwasher, stone benchtops, Island bench, ample cupboard space, walk-in pantry finished with Herringbone floors • Sizeable open-plan meals & living zone with Herringbone floors • Retreat/2nd living or home office/study, built-in TV unit & cupboards with Herringbone floors • 4-Bedrooms with robes & Herringbone/carpeted floors, all with an ensuite each • 4-Ensuite bathrooms with shower, bathtub to master, single vanity, gold fixtures & fittings, toilet & floor to ceiling tiles • Powder room with single vanity • Laundry with single trough, cupboard & bench space & rear access • Zoned refrigerated heating & cooling, plus gas fireplace • Additional features include an alarm system, high ceilings, day & night roller blinds & curtains, exposed internal brickwork, floating timber staircase, plus so much more • Landscaped gardens with a courtyard, trees, garden beds, turf & balcony off front bedroom • Covered & decked alfresco with built-in BBQ, sink & bench space plus heating lamps & ceiling fan • Single remote garage with rear & internal access, driveway for additional car • Potential Rental: \$800 - \$850 p/w approx.

**THE AREA:** • Close to West & East St Shopping Village • Gowrie, Glenroy, Merlynston & Fawkner train station & bus hub • Surrounded by parks, reserves & local schools • Only 12.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:** • Absolutely stunning - every inch screams luxury & comfort. It's the dream home you've been waiting for • The outdoor area is an entertainer's paradise, blending style with the ultimate in alfresco living

**THE TERMS:** • Deposit of 10% • Settlement of 60 days Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button...\*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

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