

# 2 Panning Circuit, Aintree, Vic 3336

West Realty

## House For Sale

Monday, 22 April 2024

2 Panning Circuit, Aintree, Vic 3336

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 516 m2

Type: House



Nathan Hunt  
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Matthew Farrugia  
0393611883

## Private Sale - Contact Agent

Harcourts West proudly presents this this immaculate home with all the extras one desires & deserving of this quality built masterpiece! Offering a supreme fusion of indoor/outdoor living, specifically designed & carefully crafted to cater for a zoned & blended, modern family lifestyle! Perfectly positioned amongst quality homes & within close proximity to amenities Aintree has to offer including parks, schools( Aintree Primary, Bacchus Marsh Grammar) Woodlea Town Centre, shopping & dining precinct, public transport & easy freeway access to M80 via Western hwy - only 25 minutes (approx.) to the city and airport. This home is definitely one to call home.\* Comprising 4 Bedrooms, master with walk in robe, retreat area, double vanity ensuite & balcony.\* Generous front formal lounge with fireplace/ study/home office.\* 3 upstairs bedrooms serviced by a central bathroom and upstairs retreat. \* Well equipped kitchen with stone benchtops, quality appliances, walk in butlers pantry, inbuilt microwave, SS oven, rangehood, dishwasher, gas cooktop, splashback & an abundance of storage\* Adjoining meals & family room.\* Upstairs retreat leading out to a large balcony.\* Quality bathrooms with floor to ceiling tiles.\* Generous laundry with ample bench & cupboard space. \* Huge decked alfresco & bbq area with timber lined ceilings, skylights, ceiling fans, a perfect place for entertaining & outdoor dining with friends and family.\* Double remote garage with internal access.\* All set on a tastefully low maintenance 516m2 allotment with established gardens, artificial grass.\* Also featuring: 6.6kw Solar power, downlights, floorboards, floor to ceiling tiles, freestanding bath, double glazed windows, high ceilings, & so much more!\* Please call Nathan Hunt on 0409 853 503 or Matthew Farrugia on 0405 967 129 for any queries or to arrange an inspection of this fantastic superb property!(Photo ID is Required at all Inspections)DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent.( Some photos maybe virtually staged.)\*\*\* COVID-19 Announcement \*\*\*If you're attending an inspection, we request that you only attend if you are fit and healthy to do so and not under any self-isolation conditions. We request that you maintain a healthy distance from anyone attending the open for inspection, including other prospective buyers and our team members, and if requested wait outside so as to reduce the number of people in the property at any one time. Lastly, please refrain from touching items/fixtures and doors within the properties. If you would like to view something in particular, please request the agent's assistance. Thank you.