

**22 McCracken Avenue, Mickleham, VIC, 3064**

**Sold House**

Wednesday, 24 May 2023



22 McCracken Avenue, Mickleham, VIC, 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ryan Gaire  
0383723072



Gordon Garg  
0383723072

## Luxury And Quality At It's Best!!!

Universal Real Estate Craigieburn proudly presents a masterpiece with all the features you can dream to have in your home. This remarkable double storey residence with additional perfect outdoor alfresco living area delivers a lifestyle of modern family home with its intelligent design with perfection to world-class features and attention to detail throughout.

Feel the sheer luxuriousness, the moment you enter this outstanding Henley Affinity designed residence with raised ceilings and wide entry. This family home presents an opportunity for the growing families with Impressive multiple living zones across both levels for a variety of entertaining options. This home's extravagant interior boasts an enormous master suite with massive walk-in robes and fully upgraded En-suite. Central activity zone upstairs will be the hub of the home for children, with access to 3 secondary bedrooms with WIR. Entertainer's kitchen with ample bench space and extensive walk-in butler's pantry overlooking the lifestyle zone.

### SPECIFICATIONS:

**BEDROOMS:** Great size master bedroom with massive WIR and full en-suite with extra-large shower, double vanity with stone benchtop, tiles to the ceiling. Three other bedrooms with WIR.

**CENTRAL BATHROOM:** Fully upgraded bathroom with tiled shower base and niches, tiles to the ceiling, creaser stone benchtop with double vanity and separate powder room.

**KITCHEN:** Designer kitchen with 900 mm S/S appliances and electric oven, 40mm white Attica Caesarstone Island Bench with waterfall sides, upgraded Silk finish laminate cupboards through kitchen, double door fridge space, soft close drawers, walking butler pantry with shelves and stone benchtop.

**LIVING AREAS:** Formal lounge, study, open plan family living area adjoining dining area and upstairs retreat area for family to enjoy.

**LAUNDRY:** Spacious separate laundry with stone benchtop with linen cupboard.

**BACKYARD:** Full functional second kitchen with 40mm Carrara honed marble island benchtop with waterfall sides with integrated waste, bar freeze, hot/cold water and electricity points and lush of natural grass with plenty space for kids to play.

**GARAGE:** Remote control double garage with internal excess.

**HEATING/COOLING:** Integrated 17.1KW Refrigerated Cooling and Heating system ducted throughout house with zoning & additional touchscreen Brivis controllers

**ADDITIONAL INCLUSIONS:** LED downlights, 2.7 Ceilings, high doors, engineered floorboards throughout house- UTF Artesan Typhoon laminated floorboards, Integrated wine fridge with main Kitchen, Integrated microwave into butler's pantry, Victorian Ash full wooden Staircase, under stairs walk in storage room, Triple stacker timber sliding doors out to Alfresco area, Integrated data points throughout the house, ducted vacuum system plus additional sweep inlet valve under kitchen bench, Upgraded Caesarstone benchtops across whole house including laundry, butler's pantry, bathrooms & powder rooms, timber frosted glass panel doors throughout, video doorbell/Intercom, luxury Curtains throughout house, exposed aggregate driveway and paths all around property, side access entry for access with Boat, Caravan, etc., timber Windows Front Façade with Nawkaw Cladding, recycled water taps x3 and much more!!!

**LOCATION:** - Within Minutes from New Merrifield Shopping Centre, upcoming M Square shopping centre and in the heart of the Merrifield Estate, one of Mickleham most popular estates and with all the amenities close by. You have close access to two primary school and upcoming secondary school, verities of childcare center, a community center, a 9.5 hector sports reserve within proximity, easy access into Hume Freeway.

Lavishly appointed, this amazing home awaits one lucky buyer. Call Ryan Gaire 0412 619 866 or Gordon Garg 0433 897 397 before it's too late.

PHOTO ID REQUIRED

More information at [www.sro.vic.gov.au](http://www.sro.vic.gov.au)\*

Due Diligence Checklist

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