

**22 Miandad Street, Rockbank, Vic 3335**

**Sold House**

Friday, 15 September 2023



**THE ELEET**

RESIDENTIAL • DEVELOPMENTS • LAND • PROJECTS  
CAROLINE SPRINGS

22 Miandad Street, Rockbank, Vic 3335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 443 m2**

**Type: House**



Suraj Vatsya  
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Aashish Mann  
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**\$710,000**

Suraj Vatsya from THE ELEET Caroline Springs proudly presents you this exceptional property, nestled in a tranquil and well-connected location, where convenience and luxury unite to create the perfect family haven, every detail has been meticulously designed to offer the perfect blend of comfort and sophistication. This meticulously maintained home offers a plethora of impressive features that make it a standout gem in Rockbank. One of the standout features of this property is its proximity to essential amenities. Situated just minutes away from the Rockbank train station, commuting becomes a breeze, making it an ideal choice for professionals and city commuters. Additionally, the Rockbank Primary School is within easy reach, making the morning school run convenient and stress-free for families. Step inside, and you'll be immediately captivated by the grandeur of high ceilings that extend throughout the entire home. These soaring ceilings not only enhance the sense of space but also add a touch of elegance to the living environment. This property offers two distinct living areas. At the front, a formal lounge area provides an ideal space for intimate gatherings or as a peaceful retreat. Moving further into the home, you'll find a spacious open-plan living area that seamlessly integrates with a separate dining area. This open layout is perfect for family gatherings, allowing for a seamless flow of conversation and activities. The heart of this home is undoubtedly its beautiful kitchen. Featuring a bulkhead design and pendant lights, it exudes a modern and stylish ambiance. The centrepiece of the kitchen is the stunning 60mm waterfall benchtop, which not only serves as a functional workspace but also adds a touch of sophistication to the space. High-end 900mm stainless steel appliances complete this culinary masterpiece, boasting ample cabinets and a walk-in pantry in the kitchen offers added convenience, making it easy to keep your culinary supplies organized, making it a delight for home chefs. This property presents an incredible opportunity for those seeking a well-crafted and conveniently located home. With its high ceilings, modern kitchen, beautiful outdoor spaces, and proximity to essential amenities, it truly represents the epitome of comfortable and luxurious living. Don't miss your chance to make this stunning property your own and experience the perfect blend of convenience and sophistication, contact SURAJ on 0452 458 400 today to schedule a viewing and experience the epitome of comfortable and convenient living in this prime location. KEY FEATURES:

- Downlights Throughout - Separate Formal Lounge Area - High Ceilings - CCTV Cameras - Intercom Doorbell - Alfresco and Extended Alfresco - 900mm Stainless Steel Appliances - Bulkhead at Entrance - Bulkhead and Pendant Lights in Kitchen - Walk-In Pantry - Cooling and heating throughout - Rainwater Storage Tank - 60mm Waterfall Kitchen Benchtop - Hybrid flooring WHEN LOCATION MATTERS: - 4 Minutes to Rockbank Train Station - 4 minutes to Rockbank Kindergarten - 4 Minutes to Western Freeway Access - 4 Minutes to Rockbank General Store - 5 Minutes to Rockbank Primary School - 7 Minutes to Woodlea Sports Oval - 8 Minutes to Coles - 8 Minutes to Aintree Primary School - 8 Minutes to Bacchus Marsh grammar School PHOTO ID IS A MUST AT ALL OPEN FOR

INSPECTIONS. 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 rental provider 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>