

# 25 The Gables, South Morang, Vic 3752

Rata & Co.

## House For Sale

Saturday, 13 April 2024

25 The Gables, South Morang, Vic 3752

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 419 m2

Type: House



Emilia Faba

0410655145

## AUCTION Sat 11 May 2:00pm

Access via Gordons Rd Perfectly positioned within the heart of the Mill Park Lakes Estate and just a stone's throw away from local amenities. Sitting within walking distance to the Mill Park Village shopping complex, The Lakes College and Mill Park Lakes Recreation Reserve. Meticulously renovated with a focus on contemporary design and sleek finishes, this amazing property showcases high ceilings, a thoughtfully designed floor plan and premium finishes throughout. Featuring three good sized bedrooms including a large master suite with walk in robe with custom inserts and ensuite, comprising of porcelain tiles, stone top vanity with raised basin and matte black hardware, stunning shower with multiple shower heads and mosaic tiled alcove. A large central bathroom services the remaining two bedrooms featuring high end fixtures and fittings including a deep soaker tub, large shower and raised basin with stone top vanity. At the centre of the home you will find a well equipped kitchen that contains stainless steel appliances, ample storage and large island bench complete with custom stone waterfall bench top, panelled detailing and overhead pendants. The kitchen overlooks the light filled meals and living area which direct you to the covered alfresco area. A low maintained backyard features synthetic turf and immaculate garden beds. Other features of this property include: Gated access Hybrid waterproof floorboards Sizeable laundry Linen closets Double car garage with internal access and epoxy flooring (access via rear service road) Ducted heating Evaporative cooling Alarm and motion sensors Security cameras Garden shed PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.