

# 28 Guardian Street, Mickleham, Vic 3064

## House For Sale

Friday, 5 April 2024

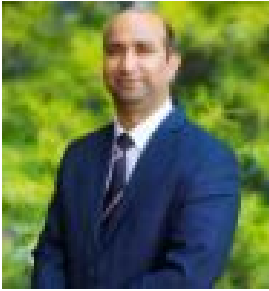
28 Guardian Street, Mickleham, Vic 3064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mandeep Gaudia  
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## Contact Agent

Nestled within the vibrant community of Mickleham, 28 Guardian Street presents a remarkable opportunity for discerning buyers seeking modern elegance and practicality. Proudly presented by Biggin Scott North, this amazing property embodies the perfect blend of style, comfort, and convenience, setting the standard for modern family living.

**Key Features:**

- **Masterful Design:** Step into an open-plan sanctuary designed to maximize space and light, catering to the needs of first-time buyers, growing families, and investors alike.
- **Luxurious Retreat:** Enjoy the master bedroom's tranquillity, complete with a walk-in robe and ensuite, while two additional bedrooms offer built-in robes and access to a central bathroom.
- **Year-Round Comfort:** Stay comfortable throughout the seasons with ducted heating and a 5-split AC system featuring WiFi operation, ensuring optimal climate control at your fingertips.
- **Effortless Indoor-Outdoor Flow:** Experience seamless entertaining with a fully equipped kitchen boasting stone benchtops, opening onto outdoors and leading to a charming alfresco area perfect for gatherings or relaxation and a walk-in pantry.
- **Modern Conveniences:** From LED downlights illuminating every corner to a double lock-up garage for secure parking and storage, this home is equipped with all the modern amenities you desire.
- **Sustainable Living:** Embrace eco-friendly living with 8KW solar panels, providing sustainable energy solutions to reduce your carbon footprint.
- **Peace of Mind Security:** Feel secure with whole floorboards, intercom, and security cameras ensuring your home remains safe and protected at all times.

**Location Highlights:**

- **Educational Excellence:** Enjoy proximity to premier schools such as Gayip-Yagila Primary School, Mickleham Secondary School, and Holy Cross Catholic School.
- **Convenient Access:** Take advantage of nearby amenities including Merrifield City Shopping Centre, Donnybrook Station, Highlands Shopping Centre, and Craigieburn Central.

**Future Developments in Merryfield:**

- **Exciting Amenities:** Look forward to upcoming facilities such as a Swim School, Bunnings, cafes, restaurants, and more, enhancing your lifestyle within the Merryfield estate.
- **Thriving Community:** Anticipate future plans including a local Town Centre, Merryfield City Stage 2, and a Waterfront precinct, promising even greater convenience and opportunities for leisure.

Don't let this opportunity pass you by. Make 28 Guardian Street your new address in Mickleham today. Contact Biggin Scott to arrange a viewing and step into the epitome of modern family living. Your dream home awaits!

Contact the experts Mandeep Gaudia 0448 399 244 Simran Khatrha 0431 178 435 Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>

**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 vendor or agent.