

**31 Emica Parade, Knoxfield, Vic 3180**

**@realty**

**Sold Townhouse**

Wednesday, 12 June 2024

31 Emica Parade, Knoxfield, Vic 3180

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Luciano Marcuzzi

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**\$737,500**

Enjoying an idyllic location in the tranquil Waterford Valley Estate, this stunning three-bedroom, two-and-a-half-bathroom retreat offers a dream opportunity for young families, downsizers and first home buyers seeking an active and convenient lifestyle. Inviting from the outset, the ground floor features an expansive open plan living zone, complemented by sparkling timber floors and 2.7m ceilings. Connoisseurs will relish the sleek, contemporary kitchen flaunting stone waterfall island bench with breakfast bar seating, premium Smeg and Bosch stainless-steel appliances, and abundant storage, including a spacious pantry while glass sliding doors open out to the private enclosed patio, a serene space where you can entertain or unwind as you please. Journeying upstairs, three plush and spacious robed bedrooms rest alongside the luxe family bathroom, with the elegant main offering an expansive walk-in robe and lavish ensuite with a sumptuous 1.65m stone vanity and chic ample storage. Further highlights of this premium residence include a double garage with internal access, Euro laundry, split system heating and cooling, ducted heating throughout and powder room, all positioned alongside the Waterford Valley Golf Course, within easy reach of Westfield Knox, Knoxfield Shopping Centre, Eastlink and local schools including Karoo Primary and The Knox School, St Andrews and Scoresby Secondary College. -Stylish 3-bedroom, 2.5-bathroom contemporary home-Expansive open plan living, dining and kitchen upon entry- 2.7m ceilings upstairs and downstairs-Sleek modern kitchen complete with waterfall stone island bench high-end Bosch and Smeg appliances, and premium Franke sink.-Luxurious master bedroom features expansive walk-in robe storage and chic ensuite with large stone benchtop and ample storage-Two generously-sized additional bedrooms include mirrored built-in robe storage-Fully tiled family bathroom with a shower, elegant stone vanity & toilet-European laundry & powder room for convenience-Glass sliding doors reveal serene private patio for relaxation-Remote double garage with internal access-Split system heating & cooling in the living & main bedroom-Ducted heating throughout-Stylish timber floors in living & plush carpet underfoot in bedrooms-Perfectly positioned in the coveted and tranquil Waterford Valley Estate Thinking of selling now or in the future? For a free-market appraisal, call Luciano Marcuzzi | 0423 181 161 | [luciano@atrealty.com.au](mailto:luciano@atrealty.com.au) Inspection times and property availability are subject to change without notice. Photo identification required at inspections. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries.