

**32 Separation Street, Mickleham, VIC, 3064**

**Sold House**

Wednesday, 24 May 2023



32 Separation Street, Mickleham, VIC, 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ryan Gaire  
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Gordon Garg

## **Sold For Record Price and More Wanted!!!**

Universal Real Estate Vic Craigieburn proudly presents this architect designed home with perfectly positioned, exquisitely maintained, premium built home in the Merrifield Estate. This brand-new home is perfect for young families, who are looking for stylish home defined by its excellence. This fabulous family home makes no compromise throughout its superlative modern space treat with two well designed open living areas, 4 spacious bedrooms including Master with ensuite and walk in rob.

### **SPECIFICATIONS:**

**BEDROOMS:** 4 Bedrooms (Master Bedroom with Full Ensuite and WIR and Shelves. Other 3 Bedrooms with BIR)

**CENTRAL BATHROOM:** Modern Bathroom with Stone Benchtop.

**KITCHEN:** Gleaming Kitchen with Stainless Steel Appliances, Stone Benchtop, Cupboards, Dishwasher, Electric Oven, Bulk Heads and Rangehood.

**LIVING AREAS:** Formal Lounge and Open Plan Family Living and Dining.

**LAUNDRY:** Spacious Laundry with Ample Storage Cupboards.

**BACKYARD:** Alfresco with Low Maintenance Backyard for kids to play.

**ADDITIONAL INCLUSIONS:** Refrigerated cooling and heating, Downlights throughout the house, High Ceilings, Laminated Floorboards in living areas, Fence throughout the House, landscaped front and backyard and more...

- **LOCATION:** Within Minutes from New Merrifield Shopping Centre, walking distance to purpose Annadale town center and in the heart of the Waratah Estate, one of Mickleham's most popular estates and with all the amenities close by.

Do not miss out. Call Ryan Gaire 0412 619 866 or Gordon Garg 0433 897 397 to book an inspection.

Due Diligence Checklist

<https://www.consumer.vic.gov.au/duediligencechecklist>

**DISCLAIMER:** All stated dimensions are approximate only and all photos are for illustration purposes only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.