

**34 Adlington Avenue, Greenvale, Vic 3059**

**MATTHEWS.**

**House For Sale**

Thursday, 16 November 2023

34 Adlington Avenue, Greenvale, Vic 3059

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 572 m2**

**Type: House**



John Matthews  
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Joel Taylor  
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**\$1,200,000-\$1,300,000**

WELCOME HOME  
Talk about a Maples masterpiece. This one is second to none. For starters, the block is wide and adjacent to a reserve. The home is huge and chock-full of first-class features. Plus, the outside is amazing with its big alfresco deck, resort-style pool, 3-point basketball court and expansive lawn area that's perfect for backyard cricket or footy. All this in one of the area's most popular neighbourhoods close to schools, kinder/childcare and Greenvale Village Shopping Centre. THESE ARE YOUR NEIGHBOURS  
COFFEE - West Espresso Brewers, Starbucks, Caffè Regina  
EAT - Marnong Estate, Westmeadows Tavern, Forget Me Not  
TREAT - Mayflour, Guilty Bite & Dessert Bar, Carls Jr  
DRINK - Highlands Hotel, Gladstone Park Hotel, Lounge One  
WELLNESS - Megan Cordina Wellness, Green Life Massage, Crew Fitness  
THE FINER POINTS | Huge master bedroom with balcony, retreat, three WIRs and double-vanity ensuite | Large second bedroom with study alcove and WIR | Third and fourth bedrooms with BIRs | Stylish main bathroom | Freestanding tubs (both bathrooms) | Guest powder room | Home office | Theatre room | Lounge/rumpus (upstairs) | Expansive open-plan living/dining area | Gourmet kitchen with island breakfast bar | Premium Fisher & Paykel cooking appliances including two built-in ovens (900mm and 600mm) | Integrated dishwasher | Marble-mosaic tiled splashbacks | Butler's pantry with second sink | Large laundry with drying rack | Stone benchtops throughout | Double-glazed windows | Excellent storage options | Eight-zone ducted heating/refrigerated cooling with portable NEO Sense-Zone sensors and mobile app functionality | Custom cabinetry | Hybrid Spotted Gum flooring | FTTP | CCTV | Dual hot water services | Oversized double garage | Triple stacker doors to alfresco entertaining deck with gas and water points | Large pool and spa (gas, solar and electric heating options) | Dreamcourts 3-point basketball court complete with netting behind | North-facing lawn area | High fences all-round for exceptional privacy |  
FINAL WORD  
That's not a family entertainer. This is a family entertainer.