

**38 North Circular Road, Gladstone Park, Vic 3043**



**House For Sale**

Friday, 26 April 2024

**38 North Circular Road, Gladstone Park, Vic 3043**

**Bedrooms: 4**

**Bathrooms: 3**

**Area: 572 m2**

**Type: House**



Phillip Mercieca  
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## **Auction | \$710k - \$749k**

Surrounded by established & manicured gardens on a wider-than-usual block, this one-of-a-kind home is set to impress with its flexible floorplan, quality enhancements and terrific living/entertaining spaces. Filled with natural light, the home's free-flowing interior showcases 4 bedrooms (2 extra-large) all with built-in robes, as well as 2 private ensuites plus main central bathroom. Adding to the appeal is a versatile living/dining room flowing through to the open meals area adjoined by a lovely timber kitchen complete with Miele cooking appliances, dishwasher and integrated fridge/freezer. Other stand-out features include zoned ducted heating & refrigerated cooling for all-seasons enjoyment, along with solid hardwood floors, NBN (FTTP) with data cabling throughout and the energy efficiency of a solar power system. Complementing the home's impressive interior is a fabulous alfresco entertaining deck overlooking the sizeable backyard with manicured hedges all-round for exceptional privacy, plus a large garden shed and wide side drive for multiple off-street parking. A short stroll to the bus stop (on North Circular Road), popular parks and Moonee Ponds Creek Trail, it's also close to Gladstone Park Shopping Centre, local schools and kinder/childcare facilities, as well as easy access to the Tullamarine Freeway and Melbourne Airport. A brilliant family home offering more space than most! Land: Approx. 572m<sup>2</sup> Settlement: 30, 60 to 90 days Price Guide: \$710,000 - \$749,000 On Site Auction: Saturday 18th May at 10am (unless sold prior) Phillip Mercieca - 0402 419 827 [phillip.mercieca@raywhite.com](mailto:phillip.mercieca@raywhite.com)