

# 39 Mallard Circuit, Craigieburn, Vic 3064

DI BATTISTA

## Sold House

Friday, 11 August 2023

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Bedrooms: 4

Bathrooms: 2

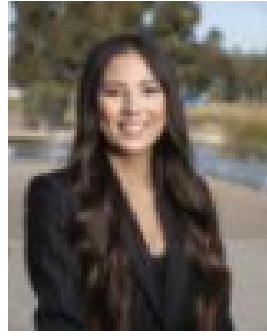
Parkings: 2

Area: 496 m2

Type: House



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**\$811,000**

In a tightly-held Mt Aitken pocket with close proximity to the best of Craigieburn, this single-level showpiece is set to exceed all expectations thanks to its versatile floorplan, first-class features and delightful outdoors to enjoy. Filled with natural light, the home's free-flowing interior boasts a large master bedroom with its own fitted WIR and deluxe double-vanity ensuite, as well as 3 additional bedrooms and equally-stylish main bathroom. Further underscoring its family appeal is the inclusion of an elegant lounge with gas-log fireplace and vast open-plan living/dining area with built in speakers and TV cabinet, complemented by a gourmet stone-bench kitchen with grand island breakfast bar, large walk-in pantry, stainless-steel cooking appliances (900mm) and Bosch dishwasher. Along with impressive 3m bulkhead ceilings, this remarkable residence also includes ducted heating and evaporative cooling, alarm and Ring doorbell, solid hardwood floors, plantation shutters and a family-sized laundry, as well as heated towel rails, rain-head showers and floor-to-ceiling tiles in both bathrooms. Multiple French doors (from both living zones) reveal a fabulous alfresco entertaining deck complete with ceiling fan and sunny north-facing backyard with established perimeter gardens, plus the added advantage of a remote-control double garage with internal entry. Moments from Aitken Creek trails, Treehouse Park and the bus stop on Craigieburn Road, it's also within walking distance of Highlands Lake and Craigieburn Shopping Centre, as well as easy access to kinder/childcare facilities and a range of primary and secondary schools.