

40 Maryanne Way, Fraser Rise, Vic 3336

House For Sale

Sunday, 26 May 2024



40 Maryanne Way, Fraser Rise, Vic 3336

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Contact Agent !!!

Welcome to 40 Maryanne Way, Fraser Rise, where elegance meets practicality in this stunning 4-bedroom, 2-bathroom, 3 toilet residence with a double car space, designed to accommodate both families and investors alike. Step into the heart of the home, where the contemporary kitchen takes centre stage with its sleek cabinetry and stainless steel appliances, complemented by a generous walk-in pantry for all your storage needs. The open-plan layout seamlessly connects the kitchen, living, and dining areas, creating an inviting space perfect for hosting family gatherings and entertaining guests. Explore the versatility of the formal living room, offering adaptable space that can be transformed into an additional lounge, a cozy home theatre, or a vibrant play area for children, catering to the dynamic needs of a growing family. The master bedroom provides a serene retreat, featuring a walk-in wardrobe and a luxurious ensuite for moments of relaxation. Meanwhile, the three additional bedrooms offer ample space and built-in robes, serviced by a shared bathroom and a separate toilet. Convenience is assured with a double car garage providing internal access, offering both ease and security. Enjoy year-round comfort with reverse cycle air-conditioning throughout the home, while the low-maintenance garden provides an opportunity to enjoy the outdoors without the hassle of constant upkeep. Additional features include: • Refrigerated Heating and Cooling • Double lock-up Garage • 900mm Appliances • Double Vanity in Ensuite • Tiles upto Ceiling in Ensuite • Dishwasher • Porcelain Tiles in open area • Hybrid Flooring in the rooms • LED lights Through out the house • Internal Roller Blinds • Separate Laundry • Powder Room • Alfresco • Two Living Areas • 60mm Stone Bench-top in Kitchen • Aggregate Driveway • Concreting Around the House • Rain Water Tank 2000L • Timber Fence For further details or to schedule a viewing, please contact Surinder Chahal on 0404000844 or Rakesh Saini on 0420222002 from V Group Real Estate. Note: Photo ID is required for inspection. While every effort has been made to ensure the accuracy of the above information, it does not constitute any representation by the vendor or the agent. Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklist>. DISCLAIMER: All stated dimensions are approximate only. Particulars & photos given are for general information only and do not constitute any representation on the part of the vendor or agent. Please note that all dimensions are approximate, and the information provided is for general reference only. Open house times may change, so it's a good idea to check the listing before attending. [Insert any additional contact or agent information here]