

**40 Valiant Crescent, Craigieburn, Vic 3064**



**House For Sale**

Friday, 24 May 2024

40 Valiant Crescent, Craigieburn, Vic 3064

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Harry Banga  
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Chetan Chauhan  
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## 2 LIVINGS | SUNROOM | 3 BATHS

Perfectly positioned and flawlessly presented, are words rarely strung together in a sentence about a home, but this beautifully light filled residence providing a ready-to-enjoy luxury in a sought-after Aston neighbourhood. Astutely designed, maximising space, light & functionality, it features sophisticated entry, dual living zones (formal lounge/theatre & kids' domain), connoisseurs' kitchen, expansive open plan family space & dining area extending onto an all-weather, set amidst private and low maintenance gardens. A spectacular fusion of quality, class & contemporary tones, the home's delightful interior showcases 4 huge bedrooms all with great storage, an opulent kitchen with butler's pantry flaunt a large cupboard space & impressive ensuite and an abundance of storage, equally stylish main bathroom and family-sized laundry all adding to its amazing credentials. Key features:

- Wide grand double door entrance
- Massive living area at entrance
- 4 Bedrooms all big sizes (Spacious master bedroom with generous walk in robes)
- Main master bedroom with His & Her walk in robe, double vanity & bathtub.
- Big central bathroom with premium tiles
- premium waterfall bench stone
- Kitchen with stainless steel appliances, massive extended kitchen waterfall benchtop
- Butler's pantry for all your kitchen's needs
- Additional Bathroom for guests' comfort
- Massive main living area with dining area
- Quality Blinds
- Spacious Sunroom for outdoor entertainment
- Evaporative Cooling & heating
- Exposed concrete at driveway
- Double garage with remote
- Intercom
- Down lights throughout the house
- Fully low maintenance front and backyard

In an unbeatable location, stroll to well-serviced bus routes, Aitken Hill Primary School and Kolbe Catholic College plus a short commute to Woolworths Greenvale Lakes and Craigieburn Central. Situated in the coveted Aston Estate, 40 Valiant is perfectly positioned close to a range of amenities. It is within proximity to Elevation Secondary College, Craigieburn One Health Medical Centre, and just moments away from Craigieburn Central, Waterside Cafe, and Splash Aqua Park.

Due diligence checklist - for home and residential property buyers -  
<http://www.consumer.vic.gov.au/duediligencechecklist>

This document has been prepared solely to assist in the marketing of this property. We have taken great care to ensure that the information contained herein is correct, but we cannot be held responsible for any inaccuracies. Therefore, all interested parties should make their own inquiries to verify information.

**\*\*PLEASE NOTE - Open for Inspection times are subject to change without notice. We recommend checking inspection times the day of inspection before travelling to the property to avoid any inconvenience in the unlikely event of a cancellation\*\***

Photos are for illustration purpose only. The actual product may vary.