

**48 Haddon Hall Drive, Attwood, Vic 3049**



**Sold House**

Tuesday, 2 April 2024

48 Haddon Hall Drive, Attwood, Vic 3049

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 680 m2**

**Type: House**



Malek Younan

0411504016

**\$1,320,000**

Elevated in every sense of the word, this meticulously maintained, privately built single-owner home is an exercise in sheer practicality, quality design and surprise inclusions. A classic rendered façade introduces a refined, light-filled layout boasting an expansive mix of formal and casual living spaces for families at all life stages. A welcoming entrance by huge double doors, offering the length of a wide tiled central hallway, the master bedroom with its spacious walk-in and full sized ensuite bathroom (shower), two front bedrooms (BIR's), formal lounge and separate formal dining preface an enormous open plan family/meals zone, with a further living/theatre room beyond. The pristine kitchen boasts swathes of granite topped counters, splashbacks and a massive island/breakfast bar, with premium stainless-steel appliances (900mm oven/cooktop and dishwasher) and ample storage cabinetry. Two rear bedrooms (BIR's) are serviced by a family bathroom (tub/shower) and powder room. An impressive 4 car remote garage with single roller to sideway, sprawling under house storage facility and externally accessed open plan room with kitchenette, offers an array of lifestyle options (games room, teen retreat, granny flat) or home-based business opportunities. Additional drawcards include an enclosed all-weather alfresco with ceiling fan, balcony terrace with green outlook and sweeping views, tidy, easy-care garden and 2300 litre water tank, along with ducted heating, ducted refrigerated cooling, visual intercom, alarm system, solar panel system, downstairs laundry room, solid timber polished parquetry floors and premium fixtures and fittings. Situated in the exclusive Cambridge Gardens Estate, with parkland directly across the street, Moonee Ponds Creek trail, Westmeadows Village, public transport, good schools and freeway access to the CBD and Melbourne Airport all close by - this extraordinary family home is guaranteed to impress discerning buyers. Land: Approx. 680m<sup>2</sup> Settlement: 30, 60 or 90 days On Site Auction: Saturday 27th April at 1pm Malek Younan - 0411 504 016 [facebook.com/malek.younan.raywhite](https://www.facebook.com/malek.younan.raywhite)