

**52B Queen Street, Lalor, Vic 3075**



**Sold House**

Monday, 14 August 2023

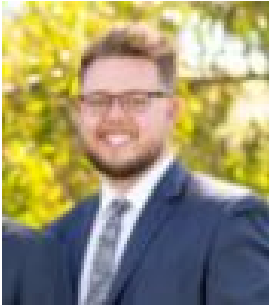
52B Queen Street, Lalor, Vic 3075

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\$800,000**

Luxurious in its design and nature, this brand new townhome exudes excellence in its street appeal and internal features, offering the epitome of low maintenance and convenient living. Situated in Queen Street, amenities galore are at your disposal, with quick access to services such as Lalor Secondary College, Lalor East Preschool, Lalor Primary School, Lalor Train Station and only a short drive to COSTCO, Epping Plaza and the Station Street / May Road Shops, comprised of an array of supermarkets, restaurants, cafes and everything else in between. The well designed and throughout floor plan comprises a front living room upon entering the home, followed by a laundry with access into the garage, adjoining guest bedroom with ensuite and BIR, powder room and an open plan kitchen/meals and living area. Equipped with stainless steel appliances, butlers pantry and ample cupboard space, the kitchen becomes the heart of the home. The second level includes a third living area / retreat, with purpose built study nook, bathroom, 2 x bedrooms with BIR and the palatial master bedroom with a balcony, WIR and ensuite, completed by a private balcony. This home is then finished off with low maintenance and easy to maintain front and rear gardens and side access through to the garage. Additional Inclusions:- Premium Awning Type Double Glazed windows Throughout- Lemaar Smart Home Digital Lock with Wi-Fi to entry Door- 2340 High Premium Double glazed Stacker door- Coloured Driveway- Hinged Exit door to rear of the Garage- Locks to all openable windows and Stacker Door- High Ceilings ( Ground Floor - 2700mm, First Floor- 2550mm)- Premium Privacy locks to all internal doors- Square set Plaster finish to all common areas and Cove cornices to rest of the house- Premium Hardwood Staircase with Stain Finish- 7.5mm Hybrid Flooring to Both Ground and First Floors- Premium Roller Blinds to all clear glazed Windows- Bulkhead on Island bench and Living- Mirror doors for all Built In Robes- Premium 3 coat Paint - Satin Finish- Rinnai B26 - Continuous Hot water system- Mitsubishi Heavy Industries Reverse cycle Ducted Heating and Cooling with Wi-Fi Controller and Zoning- 600mm Kitchen bench including YDL Premium Plus range stone benchtop with 40mm edges and waterfall- Grand 1000mm Island bench including YDL Premium Plus range stone benchtop with 40mm edges and waterfall- Walk-in Pantry with 600mm Bench including YDL Premium Plus range stone benchtop and 40mm edges- Stainless steel Double Bowl Undermount Kitchen Sink with Drainer in Walk in Pantry- Premium Pull Out Kitchen Mixer- Water Connection to Refrigerator- Soft Close doors to all cabinetry- 2x Soft Close Spice Racks to Kitchen Base cabinet- Led Lighting Under Kitchen Overhead Cabinet- 900mm Westinghouse Cooktop- 900mm Undermount Ducted Range hood- 600mm Westinghouse Oven- 600mm Westinghouse Dishwasher- 1350mm wide Melamine Base Cabinets Including 20mm YDL Premium Plus range in Laundry with Slimline top mount Trough and Premium Mixer- 1350mm Melamine Overhead Cabinets in Laundry- Double Vanity to Master Ensuite- 20mm YDL Premium Plus range Stone benchtop to all Vanities- Premium Designer Basins For all vanities- Premium Chrome tapware to all basins, bath and showers, plus 3 function shower rail to all showers- Tiled Shower bases and Tiled Waste Outlet- 1950mm high Semi Frameless Shower Screens- 1800mm Drop in Bath with Chrome Spout- Premium 600mm x 600mm Floor to ceiling tiles in all Ensuities and Bath- 1800mm x 900mm Shower in Master Ensuite- Modern Soft Close and Rimless Toilet Suites- Polished edge Mirrors to Full length of Vanities- Slimline Double Power points throughout the House- External Double Power point to Balcony and Private open Space- 3 in 1 Heat Lamps IXL in all Ensuities and baths- 3x Pre wired CCTV points- 1x Eufy Wireless Video Doorbell- Bosch 3000 Series Alarm with 2 PIR's and External and internal Sirens- 90mm Downlights to both Ground and First Floor- 2 x Television and 2 x Data Points- 3x Staircase lights A full inclusion list will be provided upon request and available at inspection