

# 55 Thompson Circuit, Mill Park, Vic 3082

Rata & Co.

## House For Sale

Saturday, 13 April 2024

55 Thompson Circuit, Mill Park, Vic 3082

Bedrooms: 4

Bathrooms: 3

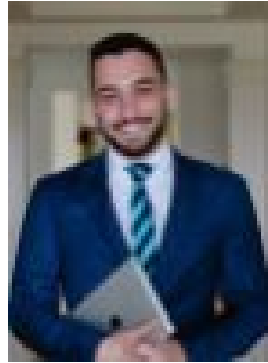
Parkings: 2

Area: 611 m2

Type: House



Emilia Faba  
0410655145



Michael Cetrola  
0497808484

## AUCTION Sat 11 May 11:15am

Situated within a blue chip Mill Park locale, this large family home is just minutes away from an abundance of amenities including St Francis Primary School, Findon Primary, Stables Shopping Centre, Westfield Plenty Valley and YMCA Leisure Centre. This stunning family home is positioned on an elevated allotment that commands stunning city views that can be seen from the large outdoor terrace, intimate formal dining room and expansive, light filled lounge room. The lounge room features soaring vaulted ceilings and panelled feature wall. A well designed kitchen is framed by vaulted ceilings and features stainless steel appliances, central island bench, an array of storage and spacious meals area. You will also find four good sized bedrooms each with mirrored built in robes, and are all serviced by a high quality renovated central bathroom complete with floor to ceiling tiles, large shower, deep soaking tub and sink with storage. A large master suite contains a renovated tiled ensuite with vanity, mirrored medicine cabinet and large shower featuring multiple shower heads and linen closet. A sweeping spiral staircase leads you to a lower level with a huge rumpus room that contains a Coonara. Following on from the rumpus room is a fifth bedroom, large laundry with shower, huge storage room and mud room with internal garage access. A well sized backyard features mature fruit trees and an entertainers patio. Other features of this property include: Split system heating Ceiling fans Tiled and floating flooring Electric roller shutters Security cameras 30 solar panels and solar battery Wine cellar Day/night roller blinds Side access Plenty of off street parking Bluestone retaining walls Study PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.