

# 65 Cordhill Circuit, Aintree, Vic 3336



## Sold House

Monday, 16 October 2023

65 Cordhill Circuit, Aintree, Vic 3336

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 448 m2

Type: House



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**\$1,130,000**

Top Edge Real Estate Proudly presents you this immaculate luxuriously built North facing near new double storey home only minutes walk from Woodlea town centre with 5 bedrooms, 3 bathrooms and 2 car parking with drive thru access set in the sought after WOODLEA Estate in Aintree. It's a modern family home that ticks all the boxes when it comes to the quality of the highest standards along with a peace of mind when you build with one of the most recognised builders (HENLEY). The property is located just minutes away from schools and child care facilities ranging from early care to secondary education institutions, including The Bacchus Marsh Grammar Early Learning Centre, Woodlea Early Education, Bacchus Marsh Woodlea Campus and minutes walk to Woodlea town Centre. From access to sporting facilities, schools and shops, to the inclusion of landscaping packages for every home, Woodlea has thought of everything. Enjoy the great outdoors with 30 per cent green open spaces and state-of-the-art adventure parks. Woodlea Town Centre is the best place to meet friends, relax in the plaza and browse specialty shops in the heart of Woodlea. The ultimate vision for Woodlea is a community teeming with an enviable array of modern sports and recreation facilities, an asset for both the local community and the surrounding district. With superior fixtures and fittings all through and a great location, this home is the one you had been looking for all this long. The sustainable design of this home offers a free flowing floor plan which is both practical and aesthetically appealing. Key Features Includes :# Walking Distance To Woodlea Town Centre# Modern Façade # High Ceiling# High Internal Doors# Colorbond Steel Roof With 40mm Anticon Blanket For Waterproofing And Noise Cancelling# Square Set In Open Living Plan# 40mm Stone Throughout The House# Double Glazed Windows Throughout The House# Fully Bricks Veneer From Bottom To Top Of The House# Bar With LED Lights In The Island Benchtop# 13.5kw Solar System Installed# DAIKIN Reverse Cycle Cooling and Heating With 5 Zones (Tablet on wall and Phone Operated)# BOSCH Remote Controller And Phone Operated Alarm System# DAHUA 7 Surveillance Cameras (8 megapixels) With UPS# Bosch Intercom (coloured screen and phone operated)# Fans With Inbuilt Light In All The Bedrooms And In Alfresco (Remote Controller Operated)# Phone Operated Garage Roller Door# Feature Lights In The House And Chandelier In The Stairs# Heated Towel Ladder In Common Bathroom# LED Downlights Throughout The House (Dimmer Switches In Theater, Living And Master Bedroom)# Step Lights In The Stairs# Extra Data Points# Television Antenna Installed And Points Available In The House# Alfresco With Triple Stacker Doors, Fan And Tiles Flooring. (hot & cold water, gas and drain points available)# Sheer Curtains, Day & Night Roller Blinds (Bedrooms) And Plantation Shutters (Bathrooms)# Solid Wood Fully Glazed Feature Glass Doors Downstairs# 1200mm Wide Stained Pivot Entry Door With Smart Lock ( Phone, finger touch, key and code Operated)# Water Point For Fridge# SMEG Stainless Steel Appliances# Two Wall Ovens# Undermount Rangehood# 1200x600 Porcelain Tiles ( LAPPATO FINISH) In Open Plan Living# Quality Hybrid Flooring In All The Bedrooms# Floor To Ceiling Tiles Both The Bathrooms (upstairs)# 2000 liters Rain Water Tank# Garden Shed# Storage Under The Stairs# Extended Garage# Remote controlled Garage With Drive Thru Access# Epoxy In Garage# Massive Laundry With Overhead Cupboards, 40mm Stone and broom cupboard# Exposed Aggregate (Amanda) Driveway # Exposed Concrete All Around The House# Feature Wall At Entrance# Master Bedroom With En Suite, His & Her WIR# Bedroom 2,3 And 4 With WIR'S# Bedroom 5 With BIR# Large Chef's Kitchen# Upgraded Kitchen With Ample Of Storage# Extended Butler's Pantry Fittout# Caesarstone (excava) 40 mm Stone In The Kitchen# Glass Splashback Both Sides In The Kitchen# Pot Drawers# Double Sinks In The Kitchen# Large Pullout Bins# Soft Closing Throughout The Kitchen# 3 Spacious Living Areas# Separate Dining Area# Fully Landscaped# North Facing# 3 Garden Taps All Around The House# Water Sprinklers In The Backyard# Walk In Linen Upstairs# North Facing# Much More !!Your new estate, Woodlea has an abundance of amenities in the pipeline, with local development plans. Rockbank station is minutes drive from Woodlea Estate With trains travelling to Southern Cross with v-line express in just 29min, bus stop is a minute walk from the property. It's an effortless trip to the heart of Melbourne's CBD. It's also the perfect fit for active lifestyles; take the dog for a walk amongst stunning parkland, workout at one of the nearby sporting facilities, or start your day with a coffee at the local Shopping Centre - the choice is yours! It is an address perfectly positioned for convenience and growth. A place where you will take pride in your community and where your neighbours will become your friends. If you are looking for convenience and comfort then look no further. This beautiful property can be yours. This property will sell quickly. Inspect now before it's GONE! An opportunity like this is rare to come by and will not last long! To be a part of this exciting experience, living a balanced and active lifestyle at Woodlea, please call Malhi on 0473 360 000 to find out more. DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any

representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Checklist: