

97 Rosehill Boulevard, Mickleham, Vic 3064



House For Sale

Tuesday, 14 May 2024

97 Rosehill Boulevard, Mickleham, Vic 3064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 606 m2

Type: House



Harry Banga  
0426962417



Chetan Chauhan  
0433433737

## 2 LIVINGS | MASSIVE BACKYARD

Rich in modern appeal, this home is located in one of Mickleham's Premiere locations and was purposely built for comfort, luxury and offers everything that an entertainer must have. A candidate for fine family living, this home shows off high ceilings, large living zones and beautiful light-filled rooms that complement the high standard of finish that you deserve. It showcases a modern kitchen with stone benchtops and walk in pantry that over sees the casual meals area & spacious open living. Also featuring Four spacious robed bedrooms of which the Master includes a walk-in robe and double vanity ensuite that give you the feel of royalty! With multiple living areas, this home truly enables you to accommodate the whole family. Sitting on an approximate 606m<sup>2</sup> allotment, you are spoiled with a beautiful garden setting with large undercover decked alfresco that perfectly sets the scene to entertain in style or the ideal place for the kids or family pet to enjoy a run-around. Property features include:

- Wide grand entrance
- 4 Bedrooms all big sizes (Spacious master bedroom with generous walk in robe for his & her double with additional double vanity).
- Big central bathroom with premium tiles
- premium waterfall bench stone
- Kitchen (main kitchen with 900mm stove top & oven) & huge dining area suitable for large families
- Massive main living area
- 2nd living area can be utilised as Theatre room
- additional rumpus area
- Quality Blinds
- Central Cooling & heating
- Exposed concrete at driveway
- Double garage with remote
- Down lights throughout the house
- Huge backyard (great option if you need a massive pool area)

You are only moments to Merrifield City which includes, Coles Merrifield and specialty stores, Marnong Estate (home to a renowned restaurant and winery), Hume Anglican Grammar, Mickleham Primary School, Merrifield West Primary School, a variety of childcare centres, other important amenities with easy access to the Hume Fwy/Hwy. One minute walking distance to 2 local parks, and to a future waterfront & Merrifield Park. Optimally positioned on its 606m<sup>2</sup> rectangular canvas, this prime location is in close proximity to Foundation Park, Holy Cross Catholic Primary, Merrifield Recreation Reserve, Gaayip-Yagila Primary School, and Donnybrook Station. It is only upon your inspection that you will truly appreciate this beautiful family home!

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.