

**99 Arena Avenue, Roxburgh Park, Vic 3064**

**JASON**

**House For Sale**

Thursday, 7 December 2023

99 Arena Avenue, Roxburgh Park, Vic 3064

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 485 m2**

**Type: House**



Romeo Sassine  
0411882605

## **PRIVATE SALE | \$840,000 to \$890,000**

Step into modern luxury with this privately built 4-bedroom residence, perfectly situated in a prime location. Meticulously designed and thoughtfully curated, this home boasts quality fittings and attention to detail at every turn. The master bedrooms, featuring full ensembles and walk-in robes, while a dedicated guest room with similar amenities ensures comfort and privacy. As you enter, the high ceilings create an immediate sense of spaciousness, setting the stage for the contemporary elegance that unfolds throughout. The heart of the home is the modern kitchen, complete with a stone island and 900 appliances, complemented by a convenient butler pantry. This culinary haven overlooks an open-plan dining and expansive living area, seamlessly flowing into an enclosed alfresco with a kitchenette—an entertainer's delight. The property is adorned with wall features that add a touch of sophistication to the contemporary aesthetic. Nestled in a blue-chip location, convenience is paramount, with proximity to all amenities, Colby College and shopping centers. Enjoy year-round comfort with refrigerated cooling and ducted heating, while elegant window furnishings, 8KW solar panels, CCTV and an alarm system, enhance security and style. A dedicated lounge room offers an additional space for relaxation or entertainment. With a total of 3 Kitchens, 3 bathrooms and 4 toilets, practicality meets luxury in every corner of this modern haven. This residence is an embodiment of modern living, where each detail contributes to an unparalleled lifestyle. Don't miss the opportunity to make this your dream home.