

**1/9 Conifer Ave, Brooklyn, VIC, 3012**

mancini

**House For Sale**

Friday, 16 August 2024

1/9 Conifer Ave, Brooklyn, VIC, 3012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Eric Mancini  
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## **Stylish & Contemporary Townhouse**

No expense has been spared in this stylish, state of the art Studio Abode designed townhouse built by renowned local builders Mancini Made.

Comprising:

A gourmet kitchen with 40mm Caesar stone benches, feature lighting and Scandinavian stainless steel Asko appliances including a 900mm gas hob and rangehood plus dual side by side 600mm ovens. A light filled dining and living area with beautiful Spotted Gum flooring and wide stacking sliders leading to the decked alfresco area. Upstairs you will find a large master bedroom with walk in robe and private ensuite. Two further bedrooms with built in robes are serviced by a spa like family bathroom with floor to ceiling tiles, floating vanity and a sumptuous free standing bath.

Other luxury items include a feature hardwood staircase, square set plaster finishes, 2.7m ceilings throughout, upstairs and downstairs reverse cycle heating and cooling, LED downlights and slimline GPO's throughout, 20mm Caesar stone in the bathrooms and laundry, TV and Foxtel points in the living area and master bedroom, video intercom entry, NBN ready, low maintenance landscaping with a 2000 litre water tank and a fully lined double garage with epoxy floor.

All this located just 500m to Altona Gate Shopping Centre, with schools close (including Emmanuel College), parks all around and direct West Gate access close for an easy commute.

Don't delay, homes of this quality don't last long so call our office today to arrange a private inspection or take note of scheduled open for inspection times. less