

**10A Mimosa Avenue, Kilsyth, Vic 3137**



**House For Sale**

Wednesday, 26 June 2024

10A Mimosa Avenue, Kilsyth, Vic 3137

**Bedrooms: 4**

**Bathrooms: 2**

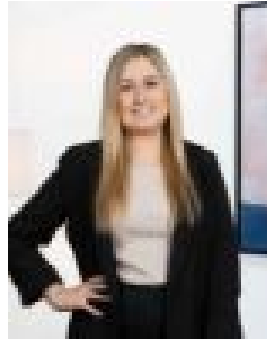
**Parkings: 2**

**Area: 612 m2**

**Type: House**



Ryan Evans  
0407382170



Lisa Sorrell  
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## **\$900,000 - \$990,000**

Privately set behind automatic gates, a haven dedicated to modern living and entertaining awaits. Built with unwavering dedication to quality and equipped with a plethora of fine amenities, this individually-titled residence is sure to surpass the expectations of even the most discerning buyers. Stepping onsite, you'll immediately be impressed by the residence's stylish design and the superb covered alfresco area, complete with a wood heater. Inside, Tasmanian Oak floorboards adorn the home's entrance - flowing through to a fully fitted-out office and an expansive open plan living/dining room that is awash with northern sunlight. This space opens up to the front alfresco via a wall of sliding stacker doors and is crowned by a stunning kitchen that features quality appliances, stone benches and a breakfast island with both power and USB ports. The second, adjoining living room with all the necessary media connections, would make the perfect cinema, playroom, or even a fourth bedroom to complement the three other bedrooms, each with built-in wardrobes. The master suite features both built-in and walk-in wardrobes, as well as a sleek floor-to-ceiling tiled ensuite. A family bathroom that matches the style of the ensuite and a laundry that contains extensive storage and a drying cupboard, add further luxury and function to the residence. Complete with an extensive list of inclusions, it has a digital front door lock, double glazed windows, ducted heating and refrigerated air conditioning, solar roof panels, two instant hot water services, some in-roof speakers, a 3,000-litre water tank with a pump, generous open parking and an oversized remote double garage that boasts internal access, a sink, plentiful in-roof storage and a roller door to a rear trailer storage area. Its convenient location is within walking distance to bus stops, Pinks Reserve, Kilsyth Basketball and Sports Centre, childcare and medical facilities, Collins Place shops and Churinga Shopping Centre. It is also minutes' away from many schools and major arterials for seamless everyday commuting. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.