

**12 Laramie Street, Greenvale, VIC, 3059**



**House For Sale**

Saturday, 14 September 2024

12 Laramie Street, Greenvale, VIC, 3059

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Luxury Living with Premium Features and Modern Comforts

Welcome to 12 Laramie St, Greenvale - a beautifully designed family home offering a perfect blend of space, style, and comfort.

This thoughtfully planned residence boasts 4 versatile rooms, including 3 generously sized bedrooms with built-in robes (BIR) and an additional room that can serve as a fourth bedroom or home office/study. The spacious master suite, situated at the front of the house for added privacy, features a walk-in robe (WIR) and a modern ensuite with quality fixtures, creating a serene personal retreat.

At the heart of the home is the expansive open-plan family/living area, which seamlessly connects to the dining space and flows out onto a large undercover outdoor entertaining area, perfect for hosting barbecues or outdoor gatherings. The contemporary kitchen, complete with modern appliances, including a dishwasher, a walk-in pantry, and ample bench space, is ideal for culinary enthusiasts and family chefs.

The home's layout also includes a central bathroom with a bath, separate shower, and large vanity for the secondary bedrooms, while a convenient laundry room with extra storage offers direct outdoor access.

Additional features include a secure double garage with built-in storage cupboards and extra off-street parking for two cars, ensuring ample space for vehicles and storage.

- Secured front electric sliding gate for enhanced privacy and convenience.
- Comprehensive CCTV and intercom system for added security.
- Smart home zoned system with refrigerated heating and cooling for optimal comfort year-round.
- Elegant Italian marble tiles throughout the interior, adding a touch of luxury.
- Travertine outdoor tiles complement the outdoor kitchen, complete with a premium BeefEater BBQ and hot plate, ideal for entertaining.
- Soaring high ceilings create a sense of spaciousness and grandeur.
- Epoxy-coated garage flooring for a sleek and durable finish.
- Energy-efficient solar panels for reduced electricity costs.
- Modern electric fireplace for warmth and ambiance.
- High-end Smeg appliances, offering top-tier performance and style.

The low-maintenance, landscaped front and rear gardens create a serene outdoor environment, while the spacious front yard offers potential for future additions or outdoor activities. The property also includes a secure entry through the covered porch, providing added privacy and safety.

Situated in a quiet, family-friendly street, this home enjoys close proximity to Greenvale Shopping Centre, well-regarded schools, parks, and public transport, with easy access to major roads for commuting to Melbourne's CBD. Ideal for families looking for extra space, downsizers wanting a comfortable, low-maintenance home, or professionals seeking a tranquil retreat, 12 Laramie St offers a prime opportunity to live in one of Greenvale's most desirable areas.

Please note that all information regarding this property has been provided to Ray White by third parties. Ray White has not independently verified this information and makes no guarantees regarding its accuracy or completeness. Prospective buyers are encouraged to conduct their own due diligence inquiries into the property.