

13 Icarus Drive, Kalkallo, Vic 3064

Rata & Co.

House For Sale

Sunday, 23 June 2024

13 Icarus Drive, Kalkallo, Vic 3064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



George Ioannou
0384591000



Christina Ioannou
0394657766

AUCT ESR \$899,000 - \$988,000

Boasting a commanding street presence, #13 Icarus stands out amongst the rest, exuding contemporary quality and delightful appeal. Set in the beautiful Cloverton Estate, enjoy a family friendly lifestyle, within walking distance to local schools, parks and shopping, whilst having easy access to the CBD via the Hume Highway. Everything that you need and all that you desire is on offer in this marvelous home. Multiple living zones include study/home office with custom desk and shelving, theatre room with Yamaha 7.1 Surround Speaker pack, 4k Projector, HD Set top box, 110 Inch Screen, upstairs retreat ideal for the kids to study and play, and an open plan living/dining area that showcases a central, modern kitchen that will delight the fussiest of cooks. Upstairs you will find 4 generously sized bedrooms featuring custom robes (including luxurious master bedroom with five star ensuite) and outside you will enjoy year round living with an ECO-decked alfresco, 9 burner BBQ (on main gas) and fire pit overlooking a low maintenance yard. Throughout the home, every detail has been purposefully selected to enhance your living experience, including plantation shutters, multiple storage spaces, home security and alarm system with 8 cameras and 3 motion detectors, security doors and roller shutters, 21 x Solar panels 7.5kw Inverter, ducted heating, evaporative cooling and wood fireplace to living room. The kitchen (inc butlers pantry) boasts 40mm stone benchtops with a tiled herringbone splashback, 20mm stone benchtop to other wet areas, and double lock up garage with epoxy floor and custom wall to wall storage plus internal access. A home that must be seen to be truly appreciated, where treasured memories will be made for years ahead. Inspect today to be truly inspired. PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - rataandco.com.au/privacy-policy Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from land.vic.gov.au. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size