

**28 Nightingale Road, Mickleham, VIC, 3064**

**DI BATTISTA**

**House For Sale**

Saturday, 19 October 2024

28 Nightingale Road, Mickleham, VIC, 3064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Daniel Di Battista

## **Premier Living in a Prime Location**

Situated in one of Merrifield's most highly-regarded neighbourhoods, this one-of-a-kind home integrates a versatile floorplan with first-class features to deliver a picture-perfect family lifestyle of quality and convenience.

The bold facade gives way to a bespoke interior showcasing 3 generous bedrooms (larger master with WIR) complemented by a deluxe ensuite, equally-stylish main bathroom and separate powder room.

The home's adaptable design is further enhanced by the inclusion of a large study/home office and luminous open-plan living/dining area adjoined by a thoughtfully-designed kitchen with custom cabinetry, stainless-steel cooking appliances and dishwasher.

Ducted heating, split-system air conditioning, high ceilings and stylish hybrid floors all add to the allure, along with an alarm system, video intercom, family-sized laundry, excellent storage options and stone benchtops throughout.

Completing the picture is a low-maintenance yard including alfresco-style entertaining deck with pergola, plus a remote-control garage with internal entry and additional driveway parking space.

Pinnacle Park around the corner along with the bus stop on Errol Boulevard, it's also close to Mickleham Recreation Reserve, local schools (Gaayip-Yagila, Holy Cross and Mickleham SC) and popular kinder/childcare facilities, as well as easy access to Merrifield City Shopping Centre and the Hume Freeway.