

**35 Aqueduct Lane, Diamond Creek, Vic 3089**



**House For Sale**

Sunday, 23 June 2024

35 Aqueduct Lane, Diamond Creek, Vic 3089

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 7232 m2**

**Type: House**



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**\$1,250,000 - \$1,300,000**

With an air of timeless style and the peace and privacy offered by a 7232m<sup>2</sup> allotment (approx), the family home is set to impress with its exceptional accommodation spaces, an array of inviting living and entertainment zones and a fabulous outdoor area complemented by parking and garaging options. The spacious interior indulges occupants with ground-floor spaces that include a refined formal lounge-dining, an expansive media room fitted with surround sound, projector and remote screen, and a generous living-meals. Stretching the width of the house, it integrates a stone-finished, soft-close kitchen boasting premium appliances, including a fitted microwave and Vintec wine fridge. A ground-floor bedroom complements four first-floor bedrooms. Sharing the level with a teen retreat, three are served by the fully tiled family bathroom, while the retreat size dimensions of the main introduce room for a sofa, a walk-in robe, an ensuite, a coffee station and a concealed fridge - every day is a holiday! CCTV to a hard drive, alarm, quality light fittings, ducted cooling, split system unit, woodfire heating, a guest powder room, laundry with folding bench, and plenty of storage enhance the easy living in a home where unpacking is all that remains to be done. THINGS WE THINK YOU'LL LOVE:- A 95m<sup>2</sup> (approx.) garage-workshop plus parking for 10+ cars, along with two sheds. It's a haven for a tradie or a collector!- Coveted zoning to St Helena Secondary College and Glen Katherine Primary - You are only moments to St Helena Market Place and the heart of Diamond Creek, including the station - A retreat size main with an ensuite, space for the couch and a coffee station and a concealed bar fridge- The peace and privacy that comes with a 7232m<sup>2</sup> allotment (approx.) without compromising on convenience - A paved entertainment area with an all-weather gazebo, a spa, a cantilevered umbrella and a spot for the firepit, perfect for entertaining family and friends!- All the benefits of 33 solar panels (3-phase power) Rental Appraisal (approx)\$800 - \$970 per week For more rental advice please contact: Bridie Lordan 0477 976 824 [bridie.lordan@raywhite.com](mailto:bridie.lordan@raywhite.com)