

**40 Hartley Crescent, Greenvale, Vic 3059**



**House For Sale**

Monday, 8 July 2024

40 Hartley Crescent, Greenvale, Vic 3059

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 810 m2**

**Type: House**



Phillip Mercieca

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## **Auction | \$1,050k - \$1,150k**

A lovely quiet tree-lined street in the heart of Greenvale finds this Californian-inspired showpiece offering a fabulous family lifestyle with its versatile design, quality features and terrific living/entertaining spaces both inside and out. Surrounded by established gardens on approximately 810sqm of land (approx), the home's refined interior comprises of four bedrooms (extra-large master) all with built-in robes, as well as a private ensuite, main central bathroom and guest powder room (third WC). Family appeal is further enhanced by the inclusion of an elegant lounge with dual bay windows, home office and expansive open living/meals area adjoined by a stone-bench kitchen with large pantry, stainless-steel cooking appliances (900mm) dishwasher and bar window. Filled with natural light, this remarkable residence is highlighted by high ceilings and also includes ducted heating, evaporative cooling, wood heater and additional split-system air conditioner, along with a large laundry, under-stair storeroom, french doors and stunning chandelier in the entrance foyer. Step outside to discover a wonderfully wide north-facing backyard garden with alfresco entertaining area, kids cubby house, built-in BBQ and solar & gas heated pool and spa, plus an oversized remote-control double garage with internal entry & rear access roller door. Walking distance to the bus stop on Greenvale Drive and a range of popular parks, it's also close to popular schools, kinder/childcare facilities, Greenvale Shopping Centre and Greenvale Medical Centre, as well as easy access to the Tullamarine Freeway and Melbourne Airport. A sensational family home, in a beautiful Greenvale neighborhood. Land: Approx. 810m<sup>2</sup> Settlement: 30, 60, 90 days Price Guide: \$1,050,000 - \$1,150,000 On Site Auction: Saturday 3rd August at 11am (unless sold prior) Phillip Mercieca - 0402 419 827 [phillip.mercieca@raywhite.com](mailto:phillip.mercieca@raywhite.com)