

**40 Laurence Avenue, Airport West, VIC, 3042**

**MATTHEWS.**

**House For Sale**

Friday, 16 August 2024

40 Laurence Avenue, Airport West, VIC, 3042

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## CRACKERJACK HOME WITH PARKLAND BACKDROP. THIS IS THE ONE.

### WELCOME HOME

If you're looking for a picture-perfect family lifestyle, then you're gonna love this picture-perfect family home. It's also in an exclusive cul-de-sac that really has become Airport West's premier dress circle location. Inside, you've got a versatile double-storey design with top-quality features throughout. Outside there's terrific entertaining spaces, sizeable backyard and brilliant leafy backdrop to enjoy. Plus, you're also close to schools, cafes for your morning coffee run and transport options a plenty.

### THESE ARE YOUR NEIGHBOURS

COFFEE - Mister Hoffman, Roasting Warehouse, Coffee QTR

EAT - Okami, Nobel Greek Tavern, Tokaiya

TREAT - Cravin Crapes, Gelato Lulamina, Hoffmans Road Fish & Chips

DRINK - Biagio's Wine Bar, Tin Roof Cafe, Mr McCracken

WELLNESS - Spa Nirvana, Nutrition Capital, Keilor Road Pilates

### THE FINER POINTS

| Four bedrooms (2 with BIRs, 2 with WIRs) | Two ensuites and main bathroom with clawfoot tub | Guest powder room (4th WC) | Study with integrated workstations | Spacious open living/dining area | Kitchen with stone benchtops | Walk-in pantry | Billi tap | Smeg cooking appliances | Fisher & Paykel double dishwasher | Ducted heating/refrigerated cooling | Gas-stone fireplace | Ducted vacuum | Hardwood floors | Large laundry | Excellent storage | Large alfresco entertaining terrace | North-facing backyard | Second entertaining area | Established gardens | Remote-control double garage with internal entry |

### FINAL WORD

Let's face it. If this doesn't impress you, nothing will.