

# 6 Campbell Street, Laverton, Vic 3028



## House For Sale

Wednesday, 10 July 2024

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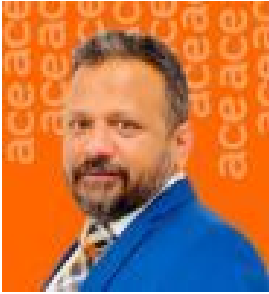
Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 674 m2

Type: House



Sunil Singh

0383935500

**\$790,000 - \$850,000**

This truly is the Rolls Royce of Laverton Living! The minute you step inside this beautiful family home it's bound to win your heart. Perfectly positioned to enjoy a super central lifestyle opportunity in the heart of Laverton. If you want a great floor plan for family life and high attention to the finest details, then this tastefully appointed house on a large allotment of 674m<sup>2</sup> (approx.) is just what you have been searching for. This Modern masterpiece of a offers a generous lifestyle opportunity comprising of:

- Master Bedrooms with his & her WIR and ensuite with double vanity
- Bedroom 2 & 3 with BIR's
- Spacious Study / 4th Bedroom / Home office
- Separate home theatre room with a projector, screen, speakers & amplifier
- Modern Kitchen with Walk in Pantry, stone bench top, glass splashback, 900mm gas cook top, S/S appliances and dishwasher
- Open Plan Spacious Meals/Family Area with Bi Folding doors leading to alfresco
- Central Bathroom & Separate toilet
- Spacious Laundry with ample storage space
- Double Remote Garage with rear access
- Spacious outdoor undercover decked entertainment area
- Beautifully manicured backyard & low maintenance front yard

**EXTRAS INCLUDES:**

- 10kw of Solar panels:
  - o 3.5kw panels with microinverters (installed 2012 by Metro Solar)
  - o 6.6kw panels with Fronius inverter (installed 2020 by Origin Energy)
- 6 star gas ducted heating (installed 2017 by Plum Heating & Cooling)
- Zoned Ducted reverse cycle air conditioning (installed 2017 by Plum Heating & Cooling)
- Ducted evaporative air conditioning
- Solar hot water with instantaneous gas boost
- NBN fibre to premises
- Wired networking from study, living and home theatre to central point in garage, near NBN box
- 2000 litre water tank and pump for garden
- Thermal roller/security shutters on all northern windows
- Roman blackout blinds installed in all bedrooms
- Ducted vacuum
- Electronic dog door in laundry (collar activated)
- Thermal lining installed to garage door
- Water point for fridge
- Clothesline
- Security Alarm System
- Downlights throughout in living, meals & kitchen areas
- High Doors throughout
- High Ceilings and lots more.....

Located close to schools, local shops, public transport, shopping centres, kinder and just moments from the freeway, you do not want to miss out on this chance to purchase this quality home and enjoy for years to come. There is plenty of room for family and friends to enjoy this out-door environment. If location is what you're after, then a closer look at this gem will surely impress. (PHOTO ID REQUIRED AT INSPECTIONS) ACE TEAM welcomes you and looks forward to meeting you at the inspections. NOTE: Link for Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> Disclaimer: All Dimensions, Sizes & Layout are approximately. The producer or agent cannot be held responsible for any errors, omissions or misstatements. The plan & pics are for illustrative purposes only & should be used as such. PLEASE NOTE: Open for inspection times and property availability is subject to change or cancellation without notice. Please check with the agent or online on the day of Inspection.