

6 Lexington Drive, Burnside, VIC, 3023

House For Sale

Saturday, 31 August 2024



6 Lexington Drive, Burnside, VIC, 3023

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



sudheer reddy
0452384994

Experience Elevated Living: Discover the Height of Luxury with Our Double Storey House and Land Package

*** HUGE STAMP DUTY SAVINGS ***

*** TITLED LAND ***

*** Full turnkey package ***

ReddyG proudly presents to you the epitome of luxury living at Modeina Estate in Burnside, our stunning double-storey house is designed to exceed your expectations. Nestled on a generous 448m² of land, boasts five spacious bedrooms, three bathrooms, and a two-car garage

As you step inside, you'll be greeted by a grand entrance that sets the tone for the elegance that awaits you. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating an inviting space for both relaxation and entertainment. The well-appointed kitchen is a chef's dream, featuring high-quality appliances, modern fixtures, and ample storage space.

Upstairs, you'll find a luxurious master suite that serves as your private sanctuary. With its own ensuite bathroom and walk-in robe, this retreat offers the perfect escape at the end of a long day. The additional four bedrooms provide ample room for family members or guests, each thoughtfully designed with comfort and privacy in mind.

The outdoor area is equally impressive, with a spacious backyard that invites you to create your own oasis. Whether you envision a tranquil garden, a kids' play area, or an outdoor entertaining space, the possibilities are endless. Spend lazy afternoons lounging in the sunshine, hosting barbecues, or simply enjoying the serenity of your own private retreat.

Full Turnkey Inclusions

- 2740mm High Ceiling
- 40mm stone bench to kitchen & butler pantry
- Hardwood timber staircase
- 20mm stone bench to Ensuite/bath & laundry vanities
- 2340mm high x 1020 wide stained entry door
- Floor to ceiling tiles to Master ENS
- 2340mm high internal doors
- Niche to ENS & both
- 40 LED downlights
- Double vanity to ensuite
- Bank of four pot drawers
- Choice of facade with balcony and glass balustrade
- Water point to fridge space
- Stacker door to Alfresco (design specific)
- Glass splash back to kitchen & butler kitchen
- Evaporative cooling (first floor only)
- Butler Pantry with 1500mm long stone bench
- Ducted Heating
- Soft closing cabinetry
- Timber look garage door
- 900mm cooktop, rangehood & oven
- 3 coat paint finish to walls
- 600mm dishwasher
- Site cost up to H2 class (condition apply)

Located within the prestigious Modeina Estate, this property offers more than just a beautiful home. The estate itself

provides an array of amenities designed to enhance your lifestyle, including landscaped parks, walking trails, and recreational facilities. With easy access to schools, shopping centers, and public transport, everything you need is within reach.

Don't miss your chance to secure the lifestyle you deserve. Deposit today to receive 75K worth of upgrades at no cost and includes 10K FHOG. This won't last long. Please call Sudheer Reddy on 0452 384 994 to book an inspection.

Disclaimer: Pictures are only for illustration purposes. All the stated dimensions and inclusions are approximate and only subject to Vendor's approval. Particulars given are general information only and do not constitute any representation on the part of the vendor or agent. *RW

Please see the below link for an up-to date copy of the due diligence checklist

<http://www.consumer.vic.gov.au/duediligencechecklist>