

**8 Nettle Way, Aintree, Vic 3336**

**House For Sale**

Wednesday, 19 June 2024

**MAIN|ROAD**  
REAL ESTATE

8 Nettle Way, Aintree, Vic 3336

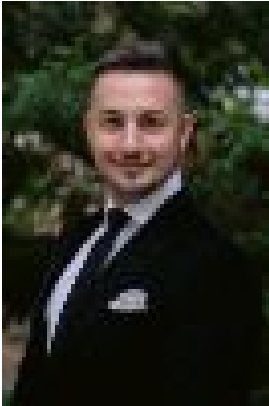
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 499 m2**

**Type: House**



Reece McKechnie  
0487408771



Ray Mirza  
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## **\$1,300,000 - \$1,400,000**

Situated on a spacious corner allotment within the coveted Woodlea Estate, Main Road Real Estate proudly presents an unmissable opportunity for growing, established and extended families to secure a beautiful 60sq (approx.) home, split across two levels with plenty of space and comfort for all. At ground level, the home begins in a traditional entryway, flowing throughout the lower level. With endless options and possibilities, a bright home theatre/formal lounge is located at the front of the home, while a zoned open-plan living and dining area is situated at the rear, fostering a sense of connectivity, keeping loved ones together. For those working from home or completing schoolwork, the purpose-built study bolsters productivity. Upstairs, you'll find an additional living area, perfect for use as a kids' playroom or teenagers' retreat. Heading outside, dine and entertain in style in the undercover alfresco area, complete with an outdoor kitchen and barbecue, while kids and pets can run and play with plenty of space in the backyard. A prime entertainers' dream, the state-of-the-art galley-style kitchen showcases quality stainless steel appliances, including 900mm gas cooktop and under-bench oven, and dishwasher, complemented by a deep double sink, full-size walk-in butlers pantry, and a plethora of storage throughout. Completing the picture, the breakfast bar with feature pendant lighting creates an informal eating space, or can be effortlessly used as a centrepiece to a buffet-style occasion. Comprising a total of five bedrooms throughout, including two expansive master suites, each space has been individually curated to ensure maximum rest and rejuvenation. Taking the prize, the epically proportioned upstairs master boasts a hidden built-in robe and private ensuite, while similarly, the downstairs offers an ensuite and walk-in robe. Bedrooms three through five are each fitted with a built-in robe with excellent storage capabilities. Centrally located, the sparkling central bathroom offers a choice of built-in bathtub or glass shower, plus vanity with storage, and a separate toilet for utmost convenience. Whether you're getting ready for the day or unwinding at the end of the week, each bathroom is both elegant and practical, creating a tranquil environment. Other features include double lock-up garage with internal and rear-yard access, oversized laundry, separate storage shed, and ducted heating paired with evaporative cooling for year-round comfort. Positioned for all the comforts and conveniences of the area, enjoy living within walking distance to HomeCo Woodlea Town with anchor tenant Coles supported by excellent shopping, dining and professional services, endless parks and playgrounds, Bacchus Marsh Grammar, and Aintree Primary School. Meanwhile, bus route 444 provides a link to Rockbank Railway Station, or is reached within minutes drive, for an easy commute into the city, while the Western Freeway connects to Melbourne's extensive freeway network for easy trips to the airport and beyond.