

# 6 Attraction Walk, Aintree, Vic 3336



## Townhouse For Sale

Tuesday, 2 July 2024

6 Attraction Walk, Aintree, Vic 3336

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 175 m2

Type: Townhouse



Shane Spiteri  
0353101333



Monty Tyagi  
0397468899

**\$599,900 - \$659,000**

Welcome to Aintree, where luxury meets convenience in this exquisite townhouse filled with an abundance of natural light situated just a short walk from the vibrant Woodlea Town Centre, Aintree Primary School, Bacchus Marsh Grammar, sports ovals, and cafes. With many public transport options available, including buses and the nearby Rockbank train station, this property ensures easy commuting and access to various amenities. From the front façade you are greeted with a grand sense of what this brand new townhouse has to offer, upon entering you are greeted with the versatile fourth bedroom, providing ample space to utilize as both a bedroom or the perfect home office space. Downstairs also offers a quality bathroom featuring a stone benchtop, mirror with storage, and upgraded tiles. For added convenience you have a European laundry and under the stair storage. The heart of this fantastic home is the bright kitchen, designed for culinary excellence with top-tier Bosch appliances. It includes a 900mm gas cooktop for precise cooking control, a spacious 900mm oven for all your baking and roasting needs, a powerful rangehood to keep your kitchen fresh, and an integrated dishwasher that blends in flawlessly. These premium Bosch appliances ensure that every meal is prepared and cleaned up with the highest level of efficiency and style. The kitchen is complete with a 20mm waterfall stone benchtop, ample bench and cupboard space, and a separate area to be utilized as a study nook. The kitchen overlooks the spacious living and meals area, which is bathed in natural light and is large enough to house the whole family. Upstairs, the oversized master bedroom features a full ensuite with a stone benchtop, a large shower, and upgraded tiles. This gorgeous master also offers an elevated experience with access to a balcony via the walk-through robe, providing enchanting views of the surrounding parkland. The remaining two bedrooms all feature built-in robes and are serviced by a stunning oversized central bathroom that includes a free-standing bathtub, a larger shower, and a mirrored glass cabinet, all complemented by beautiful tiles. The outside of this home offers a great courtyard area with a grassed area allowing space for both kids and pets alike to run and play, while also offering external access into your remote-controlled garage. Additional features include refrigerated cooling and heating, double-glazed windows, square set cornicing, downlights, a beautiful front yard, a double remote lock-up garage with external access and so much more! To enquire, please contact Shane Spiteri on 0488 980 115 or Monty Tyagi 0435 896 907. (Photo ID is Required at all Open For Inspections) At YPA Melton "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency.