

18 Mamie Boulevard Bvd, Fraser Rise, VIC 3336

Private Sale!

House 4 2 2



## "Sophisticated Luxury Living at its Finest with Top-Quality

### ON OFFER:

Step into style and comfort with this stunning modern double-storey home, crafted with exceptional attention to detail and premium finishes throughout. From the moment you enter, you'll be greeted by a seamless blend of elegance and functionality showcasing expansive interiors and premium inclusions, is perfect for families, professionals, or those who love to entertain.

Featuring spacious open-plan living zones, high ceilings, and designer touches at every turn, this home boasts:

- Wide formal entry leading open plan living zones
- Four spacious bedrooms, each with walk-in robes - perfect for growing families
- Master suite with luxurious ensuite and walk-in robe
- Private study/home office perfect for remote work or quiet study
- Gourmet kitchen with stone bench tops, high end appliances and ample storage, butler's pantry with a full second kitchen
- Open plan living area with fire place and separate meals area perfect for hosting large family gatherings.
- Dedicated theater room for the ultimate cinematic experience at home
- Upstairs retreat offering a versatile second living zone for relaxation or kids' playroom
- Luxurious bathrooms with floor-to-ceiling tiles and sleek fittings

Step outside to alfresco area which is further complimented by fully landscaped backyard featuring, undercover gazebo with fire pit, timber decking and artificial grass finished with private screening wall enhancing both aesthetics and privacy, making the outdoor entertaining a pure delight.

Other features include remote controlled double garage with drive through access, high ceilings, LED down lights, central heating and refrigerated cooling, solar panels, security cameras, downstairs powder room, plenty of storage and list goes on...

Perfectly positioned in a much sought-after location among quality built homes and within close proximity to all the public amenities, this is more than just a home - it's a lifestyle upgrade.

An inspection is highly recommended!!

Photo IDs required at inspections.

### THE DEAL:

Private Sale

Indicative selling range - \$1,050,000 - \$1,100,000

### Listed By

Kelvin Singh

Phone: (03) 8390 7844

### Open for Inspection

By Appointment.

