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## Superb Style and Beauty

Get ready to fall in love with this impeccably presented four-bedroom home. Completed in December 2022, and nestled in the popular Edgeleigh Estate - Mount Cottrell and only a stone's throw away from childcare facilities, this property features all the modern day comforts any family could ask for.

This estate is on Leakes Road directly across from Tarneit. Beautifully presented rendered front Façade, elevated ceilings and gorgeous hybrid floors greet you upon entry, allowing for a sense of quality and warmth.

Immediately to the right of the entrance is the light filled formal lounge, perfect for relaxing nights on the couch with friends and family.

The wide hallway guides you through the clever floor plan towards the open-plan living space, which is headlined by the intelligently positioned kitchen setup. Well equipped with ample storage with soft closing drawers and overhead cupboards, custom tiled splashback, Caesar stone bench tops, 900mm stainless steel appliances, dishwasher and a large walk-in-pantry, the kitchen oversees both the family lounge and dining area.

Situated in the middle of the home is the master bedroom, complemented with a walk-in-robe and upscale en-suite including a larger shower.

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<b>Price</b>	\$550pw
<b>Property Type</b>	Rental
<b>Property ID</b>	981
<b>Land Area</b>	350 m2

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The remaining three bedrooms are positioned to the rear of the home and are accommodated with mirrored built-in-robres, as well as a beautiful family bathroom and WC positioned in-between.

The laundry with extra storage cupboards, glass sliding door and linen cupboard are situated off the main hallway.

The outdoor alfresco area is also accessible from the main living space and is complete with both concrete areas and natural turf.

Extra features included with this delightful home are; double remote-controlled garage with internal and backyard access, LED down lights, feature pendant light fixtures over the island bench, split system cooling/heating and gas ducted heating.

Combined with easy access to the Riverdale Village Shopping Centre, Tarneit Rise Primary School, Tarneit P-9 College, Tarneit Senior College and child care facilities, Tarneit West Railway station will be built in a few years and will be within walking distance, easy access to Melton and Eynesbury via Sewells Road, this truly is an amazing property.

Available from Tuesday 30th January 2024

Inspections available on request at this stage

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