



1B Irving Avenue Murrumbena VIC 3163

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\$1,250

Date available: Now

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The Epitome of High End Quality and Luxury

This home showcases unparalleled quality, luxury and craftsmanship. The grand entrance reveals a two story stairwell and soaring 3m ceilings. The living and dining area is flooded with natural light and extends to an alfresco deck and a car port/pergola, where the garden can be enjoyed in full privacy behind a 2m high rendered fence. The marble kitchen is equipped with Miele appliances, Franke double sink, and a generous butler's pantry. The European style laundry, finished in marble, offers exceptional convenience as does the beautifully appointed powder room. The master suite includes deck access, custom fitted robes and a luxurious ensuite featuring travertine porcelain tiles, marble benchtops, brushed nickel tapware and Villeroy & Boch toilet suite. Upstairs, are three bedrooms, with built-in robes, and a stunning family bathroom with freestanding bath, powder room, and study nook.

Custom designed lighting accentuates the spaces, along with engineered Oak floors, bespoke cabinetry, architectural door furniture and hardware, double glazing, zoned ducted heating/cooling, video intercom, solar hot water, garden lighting and an auto gate to a carport, second car space and garden shed.

Located in the coveted McKinnon Secondary College zone and just moments from Duncan Mackinnon Reserve, cafes, and St Patrick's Primary School.

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1 / 9

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property availability are subject to change and cancellations, registering your details will ensure you are immediately notified via SMS of any changes or cancellations to inspection times.

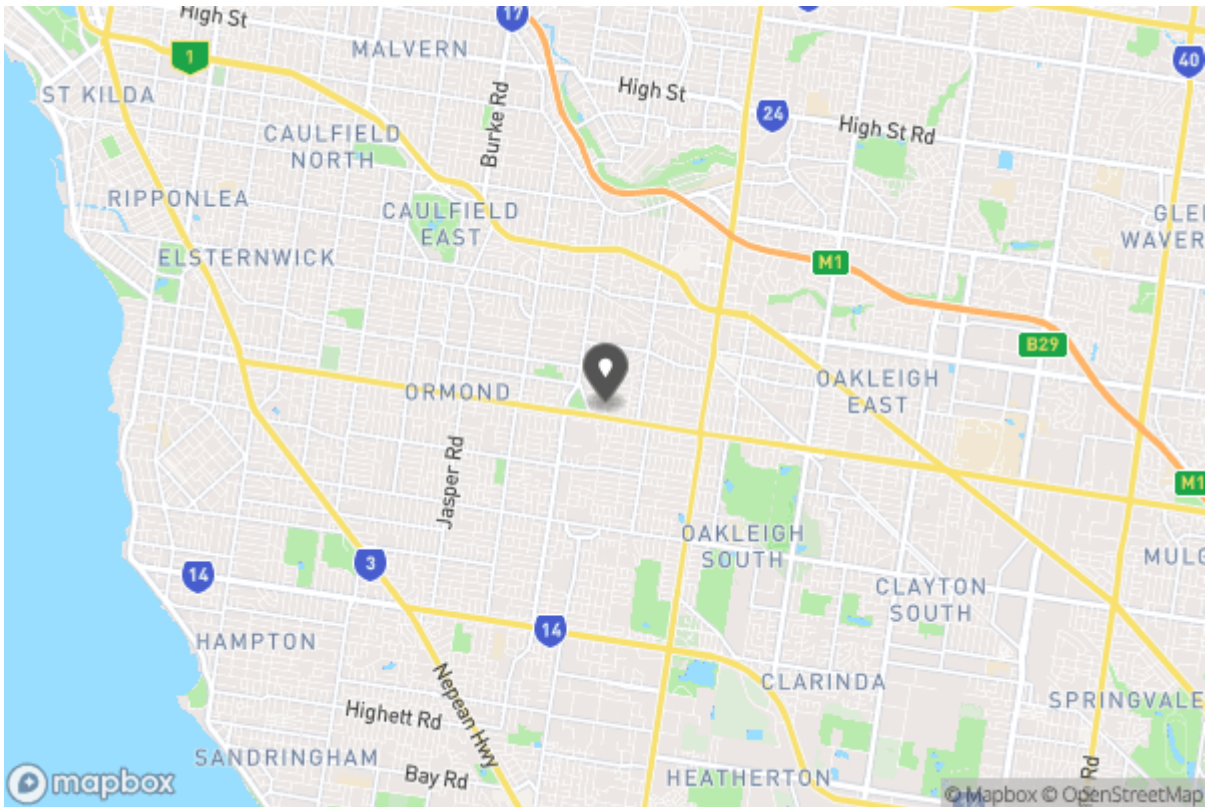
Gallery







Location Map



Floor Plans



1B Irving Avenue, Murrumbene VIC 3163
TOTAL APPROX. FLOOR AREA 182 SQ.M
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

JellisCraig



Don't forget to
confirm your
inspection by
SMS or email

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Bentleigh VIC 3204



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Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

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<https://2apply.com.au/Property?agentID=LO-JCCARNEGIE&uniqueID=1838381>

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