



## Aintree, 13 Myrrnong Street

### The Perfect Family Home

LJ Hooker Altona North proudly presents this stunning double-storey home, perfectly located in the heart of Aintree. Embodying the epitome of an ultra-modern lifestyle with its attention to detail and premium inclusions, this 5-bedroom home offers ample space for the whole family. Each bedroom is thoughtfully designed with built-in robes, and the master bedroom features a grand walk-in robe. One of the five bedrooms is conveniently located on the ground floor, making it ideal for guests or as a private space for elderly family members.

Just completed, it has a well-designed floorplan, which includes open-concept living with indoor/outdoor connectivity, setting the bar for Aintree with its luxury fittings and fixtures throughout - bringing a 'WOW' factor never seen before in such a pristine pocket. Situated within proximity of important amenities such as Aintree Primary School, Bacchus Marsh Grammar - Woodlea Campus, and Woodlea Town Centre. This property will truly allow you to live the lifestyle you and your family have been waiting for. Whether you are an upsizer



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
CONTACT AGENT!

**View**  
By Appointment

**Contact**  
**Karl El-Hassan**  
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**LJ Hooker Altona North**  
**(03) 9392 7888**

or a first home buyer looking to spoil yourself, this property must go to the top of your 'must inspect' list.

Features include:

- Downlights throughout
- Multiple living areas
- Master Bedroom with Walk-in robe and Ensuite
- Refrigerated Cooling & Heating
- Butler's pantry
- Separate toilet
- Open living
- Massive Walk-In Robe
- Remote controlled double car garage with internal access
- Exposed Aggregate Driveway
- Double garage
- Separate office downstairs.

Local amenities your family will enjoy include:

- Woodlea Town Centre
- Aintree Primary School
- Bacchus Marsh Grammar - Woodlea Campus
- Western Freeway access
- Rockbank Train Station

Inspection is highly recommended and will definitely not disappoint. For more information, contact Karl at 0490 191 613 or Elena at 0490 173 984.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters.



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## More About this Property

<b>Property ID</b>	24VHXN
<b>Property Type</b>	House
<b>Land Area</b>	431 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (3)

### **Karl El-Hassan 0401 191 613**

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### **Tassie El-Hassan 0425 847 731**

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Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.