



27 Wool Street, Aintree

Expansive Double-Storey Family Home on 464sqm with Study, Rumpus & Premium Features!

Set on a generous 464sqm (approx.), this impressive double-storey residence delivers a perfect balance of space, style and modern family living in one of Aintree's most sought-after pockets.

Boasting thoughtful design, multiple living zones, and quality inclusions throughout, this home is ideal for large or growing families seeking comfort, functionality, and convenience.

Key Features:

- Four spacious bedrooms plus dedicated study/home office
- Master suite with walk-in robe, private ensuite & balcony access
- Bedrooms 2 & 3 with walk-in robes
- Bedroom 4 with built-in robe
- Multiple living zones including formal lounge, family area & upstairs rumpus room
- Three toilets for added convenience across both levels

Kitchen & Dining:

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FOR SALE
\$949,000 - \$999,000

VIEW
By Appointment

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- 900mm gas cooktop and oven
- Dishwasher included
- Stone benchtops with stylish splashback
- Spacious walk-in pantry
- Open-plan layout flowing seamlessly to dining and living areas

Comfort & Climate Control:

- Evaporative cooling throughout
- Ducted heating
- Downlights throughout the home
- Brand new carpets and freshly painted interiors

Outdoor Living & Extras:

- Large undercover alfresco area, perfect for entertaining
- Fully landscaped front and rear yards
- Side access with secure gate
- Large shed providing additional storage options
- Balcony off master bedroom for elevated relaxation

Energy & Security:

- 22 solar panels (5.6kW system) for energy efficiency
- Security alarm system for peace of mind

Parking & Accessibility:

- Double remote-control garage
- Rear door access from garage
- Additional off-street and side access potential

Positioned in a growing, family-friendly community, this home offers exceptional space, modern comforts, and long-term lifestyle appeal. An outstanding opportunity for families, investors, or buyers seeking a well-appointed and feature-rich residence in Aintree.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the Vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID RWWHWU
Property Type House
Land Area 464 m²

Vinay Kumar 0415 316 382

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Ricky Singh 0415 307 406

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