



24 Matrix Circuit, Craigieburn

## Defined By Quality & Style!

LJ Hooker Craigieburn is thrilled to present one of Craigieburn finest properties, 24 Matrix Circuit Craigieburn. Positioned in the heart of Craigieburn with Craigieburn Central, Craigieburn Junction, Splash, parks and schools all just a minutes away, this location wins the golden award. Built with luxury & quality in mind this home won't disappoint from start to finish.

As you step inside this modern home are greeted with a wide entry welcoming you into the home. Progressing further into the residence you are presented with an extra-large open plan area complete with a built in fire place and cabinetry, separate dining area also complete with built in cabinetry which is overlooked from the extremely well equipped kitchen showcasing thick caesarstone benchtops, induction cooktop, two ovens and plenty of storage space plus additional butler's pantry complete with dishwasher & gas cooktop allowing you to serve all your guests during those big events.

The theatre room / second living area is a great place for all your movie nights complete with cabinetry and double glass doors to aid with the sound. Downstairs also provides a master bedroom with large walk in robe and ensuite containing a large shower plus an additional powder room and laundry with a fourth shower as well as ample storage space.

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.

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**FOR SALE**  
\$1,350,000 - \$1,400,000

**VIEW**  
Sat 13th Jun @ 12:15PM - 12:45PM

**AGENTS**  
Aiden Be-Hanna  
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James Farrugia  
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**AGENCY**  
LJ Hooker Craigieburn  
(03) 9333 0212

 **LJ Hooker**

Step upstairs in style with the large feature wall, modern pendant lights and modern glass staircase which will lead you to the upstairs living area with access to the balcony which has a wonderful view of Craigieburn. The master bedroom comes with his/her walk in robe and a very spacious ensuite as well as access to the second balcony. All the other bedrooms come with walk in robes giving everyone the ideal space. There is a stylish powder room along with a large main bathroom with freestanding bath and large shower.

The enclosed alfresco provides you with an additional kitchen giving the perfect opportunity to host all year round and an access way between the house and the backyard. The backyard offers a wonderful decked area complete with inbuilt seating, fruit trees and another undercover area.

With all the modern looks this home also offers high quality extras including solar panels, security cameras, intercom, alarm, heating & cooling which has two separate motors (one for each level), ducted vacuum system and more!

## MORE DETAILS

Property ID	K0YHFE
Property Type	House
Land Area	459 m2
Including	Air Conditioning Ducted Heating Toilets (4) Alarm Intercom Courtyard Balcony Deck Dishwasher Floorboards Built-in-Robes Remote Garage Solar Panels

### Aiden Be-Hanna 0499 901 401

Sales & Property Management | [aiden.behanna@ljhooker.com.au](mailto:aiden.behanna@ljhooker.com.au)

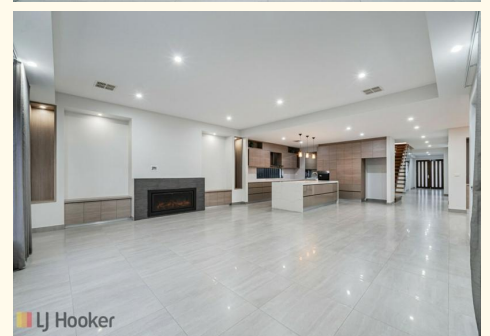
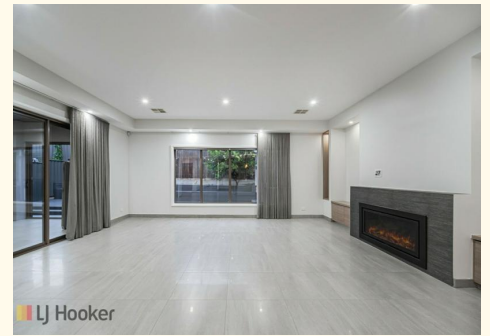
### James Farrugia 0466 642 032

Sales Manager / Licensed Estate Agent | [james.farrugia@ljhooker.com.au](mailto:james.farrugia@ljhooker.com.au)

### LJ Hooker Craigieburn (03) 9333 0212

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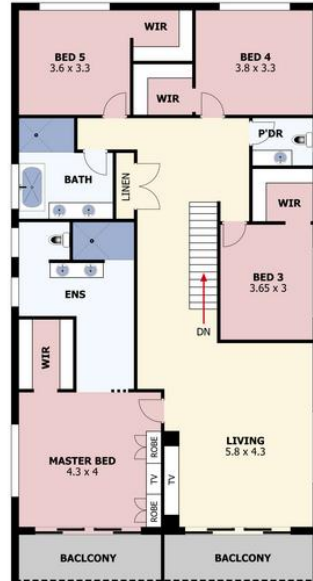


# LJ HOOKER CRAIGIEBURN

24 MATRIX CIRCUIT, CRAIGIEBURN, VIC 3064



GROUND FLOOR



UPPER FLOOR



Every attempt has been made to ensure the accuracy of this floor plan. However, all measurements are approximate and no responsibility will be taken whatsoever for any unintentional mistakes. This floor plan may only be used for illustrative purposes. Appliances and other additions were not tested, we do not take responsibility for any faults.



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