

1 Rawlinson Street, Maddingley

## Brand New Luxury Living with 2 Private Ensuites!




Welcome to this stunning, brand new home designed for modern family living with premium finishes and functional style. Featuring 2740mm ceilings, sleek square-set cornices, and high-end details throughout, this residence is built to impress.

Boasting four spacious bedrooms, including two with private ensuites, the home is ideal for families or guests. The master suite offers a walk-in robe and luxe ensuite with double vanity, extended shower, and floor-to-ceiling tiles.

At its heart, the gourmet kitchen includes a 900mm gas cooktop, electric oven, dishwasher, 60mm Calacatta stone benchtops, feature splashback, and a butler's pantry.

Enjoy year-round comfort with zoned refrigerated cooling, ducted heating, and sleek linear vents. Additional features include a security alarm, video intercom, block-out blinds, and a third bathroom with a freestanding tub.

Outside is fully landscaped with synthetic grass, a concreted alfresco, exposed aggregate driveway, and side access-ideal for parking a

4  3  2 

**FOR SALE**  
\$749,000 - \$799,000

### AGENTS

Vinay Kumar  
0415 316 382  
vinay.kumar@ljhookerbm.com.au

### AGENCY

LJ Hooker Melton  
(03) 8797 5588

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.

 **LJ Hooker**

boat, trailer, or extra cars.

Additional Highlights:

Colourbond roof

Premium finishes throughout

- maintenance living

A rare turnkey opportunity-just move in and enjoy!

Don't miss your chance to experience luxury living at its finest-contact us today to arrange your inspection!

(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	R5HHWU
Property Type	House
Land Area	571 m2

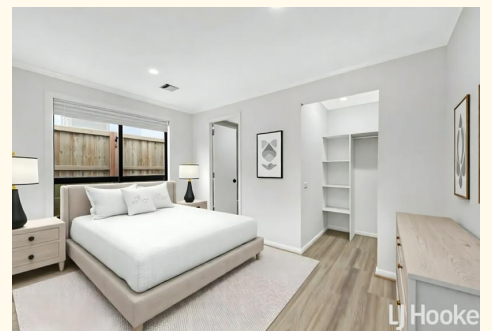
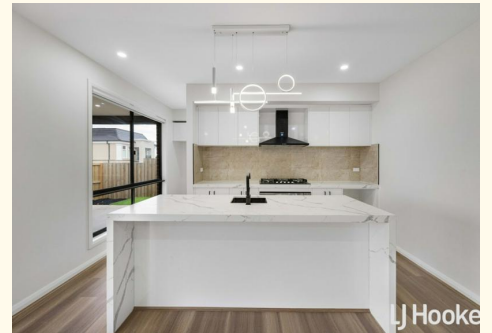
**Vinay Kumar 0415 316 382**

Sales Executive | [vinay.kumar@ljhookerbm.com.au](mailto:vinay.kumar@ljhookerbm.com.au)

**LJ Hooker Melton (03) 8797 5588**

307 High Street, MELTON VIC 3337

[melton.ljhooker.com.au](mailto:melton.ljhooker.com.au) | [admin@ljhmelton.com.au](mailto:admin@ljhmelton.com.au)





### 1 Rawlinson Street Maddingley VIC

The site plan and floor plan are not to scale. Measurements are indicative and in metres. Bushes and trees are place for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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