



## Maddingley, 3 Tregoning Street

Luxurious Custom-Built Home in Exclusive Maddingley!

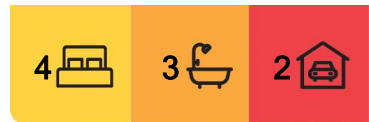
LJ Hooker Bacchus Marsh proudly presents this exquisite 4-bedroom, 3-bathroom home with a dedicated theatre room, perfectly nestled in an exclusive Maddingley neighbourhood. Situated on a generous 577 SQM block, this custom-designed residence offers the ultimate blend of modern luxury and functional living.

### Step Inside

From the moment you enter, you'll be captivated by the contemporary architecture and premium finishes. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating an inviting space ideal for entertaining or family living.

### Accommodation Highlights

Master Suite: Spacious and light-filled, featuring a luxurious ensuite with a bathtub and a large shower.



**For Sale**  
\$769,000 - \$799,000

**View**  
[ljhooker.com.au/2TJHXV](https://ljhooker.com.au/2TJHXV)

**Contact**  
**Rajat Kharb**  
[rajat.kharb@ljhookerbm.com.au](mailto:rajat.kharb@ljhookerbm.com.au)  
**Rajat Kharb**  
[rajat.kharb@ljhookerbm.com.au](mailto:rajat.kharb@ljhookerbm.com.au)



**LJ Hooker Bacchus Marsh**  
**(03) 8797 5588**

**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.

Secondary Bedrooms: Two bedrooms share access to a thoughtfully designed second bathroom.

Fourth Bedroom: Serviced by its own bathroom, perfect for guests or extended family.

Theatre Room: A separate lounge area ideal for movie nights or gaming enthusiasts.

#### Chef's Dream Kitchen

The heart of the home features an open-plan kitchen with stone benchtops and a waterfall edge design, complemented by high-quality appliances. The addition of a large butler's pantry ensures effortless meal preparation and ample storage.

#### Key Features

- High ceilings for a spacious, airy ambiance
- Ducted refrigerated cooling and heating for year-round comfort
- LED lighting throughout
- Stone benchtops in the kitchen and bathrooms
- Double remote-controlled garage
- Alfresco area for outdoor entertaining
- Low-maintenance yard with a concrete path surrounding the home

#### Prime Location

conveniently located close to schools, parks, and local amenities, this home offers the perfect balance of lifestyle and accessibility.

#### Don't Miss Out

This stunning home is perfect for families, professionals, or investors seeking a property that stands out from the rest. Contact LJ Hooker Bacchus Marsh today to arrange a private inspection and experience this masterpiece for yourself.

(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>



**LJ Hooker Bacchus Marsh**  
**(03) 8797 5588**

**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.

## More About this Property

<b>Property ID</b>	2TJHXV
<b>Property Type</b>	House
<b>Land Area</b>	577 m2

### Rajat Kharb

Sales Executive | [rajat.kharb@ljhookerbm.com.au](mailto:rajat.kharb@ljhookerbm.com.au)

### Rajat Kharb

Sales Executive | [rajat.kharb@ljhookerbm.com.au](mailto:rajat.kharb@ljhookerbm.com.au)

### LJ Hooker Bacchus Marsh (03) 8797 5588

181 Main Street, BACCHUS MARSH VIC 3340

[bacchusmarsh.ljhooker.com.au](http://bacchusmarsh.ljhooker.com.au) | [admin@ljhookerbm.com.au](mailto:admin@ljhookerbm.com.au)



**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.

**LJ Hooker Bacchus Marsh**  
**(03) 8797 5588**



### 3 Tregoning Street Maddingley VIC 3340



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.



**LJ Hooker Bacchus Marsh**  
**(03) 8797 5588**

**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.