

86 Atherstone Boulevard, Strathtulloh

5 🚗 2 🚗 2 🚗

Luxury Living in Atherstone Estate!

FOR SALE
Contact Agent!

AGENTS

Yohanna Saad
0423 523 061
yohanna.saad@ljhmelton.com.au

LJ Hooker proudly presents a once-in-a-lifetime opportunity to secure this luxurious and grand residence in the prestigious Atherstone Estate.

Built by Yolanda Homes, renowned for high-quality craftsmanship and attention to detail, this home sets a new standard in elegance, design, and comfort. From the moment you arrive, the striking facade delivers stunning curbside appeal, showcasing sophistication at every angle.

Ricky Singh
0415 307 406
ricky.singh@ljhmelton.com.au

Stepping inside, you're welcomed by a grand entrance featuring a timber screen wall and an impressive open void, complete with plantation shutters and sheer curtains framing the space. A magnificent chandelier cascades from above, complemented by designer feature lighting that illuminates the home with warmth and style.

AGENCY

LJ Hooker Melton
(03) 8797 5588

The ground floor boasts:

- Expansive open-plan living and dining with 2.7m high ceilings and stylish grey floor tiles.
- A powder room with floor-to-ceiling tiles, a stylish vanity, and a wall-

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**

hung toilet

- A state-of-the-art kitchen featuring 2-pack joinery, Calacatta stone benchtops, waterfall island, feature ceiling, electric cooktop, built-in oven and microwave, integrated bin, and clear splashback.
- A fully equipped butler's pantry with 900mm gas cooktop, second oven, integrated dishwasher, and ample storage - a true chef's delight.
- Seamless indoor-outdoor connection via a servery window to the alfresco, perfect for entertaining.

The outdoor area impresses with an extended decked alfresco complete with a built-in BBQ, sink, gas connection, and low-maintenance landscaped yard with artificial turf - ideal for family gatherings and all-season entertaining.

Upstairs(2.55m ceilings), discover:

- A spacious retreat/living area overlooking the elegant void.
- A balcony for relaxing and unwinding. A lavish master suite with his-and-her walk-in robes, and a deluxe ensuite with floor-to-ceiling tiles, double vanity, extended shower, and in-wall cistern toilet.
- Four additional bedrooms with built-in robes.
- A central bathroom with floor-to-ceiling tiles, bathtub, frameless walk-in shower, shower niche, and separate floating toilet.

Additional Features:

- Refrigerated heating & cooling (2 zones)
- Solar panels
- Downlights and custom feature lighting throughout
- Plantation shutters & sheer curtains
- Calacatta stone finishes across all wet areas
- Oversized alurolite garage door with internal access, rear roller door, and space for two large 4x4 vehicles
- Security cameras for peace of mind
- Fully landscaped front & back with aggregate concrete and rear shed

This residence is more than just a home - it's a masterpiece designed for luxury living and effortless entertaining.

Located in the highly sought-after Atherstone Estate, you'll enjoy proximity to schools, shopping, parks, transport, and all essential amenities.

Your Dream Home Awaits.

Call Yohanna Saad on 0423 523 061 for your private inspection.

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 Check List:

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

MORE DETAILS

Property ID	MZRHWU
Property Type	House
Land Area	406 m2
Including	Ensuite
	Toilets (3)

Yohanna Saad 0423 523 061

Sales Agent | yohanna.saad@ljhmelton.com.au

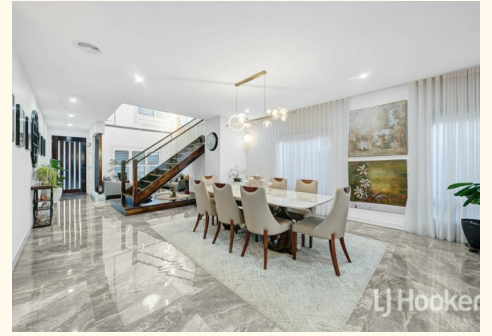
Ricky Singh 0415 307 406

Sales Agent | ricky.singh@ljhmelton.com.au

LJ Hooker Melton (03) 8797 5588

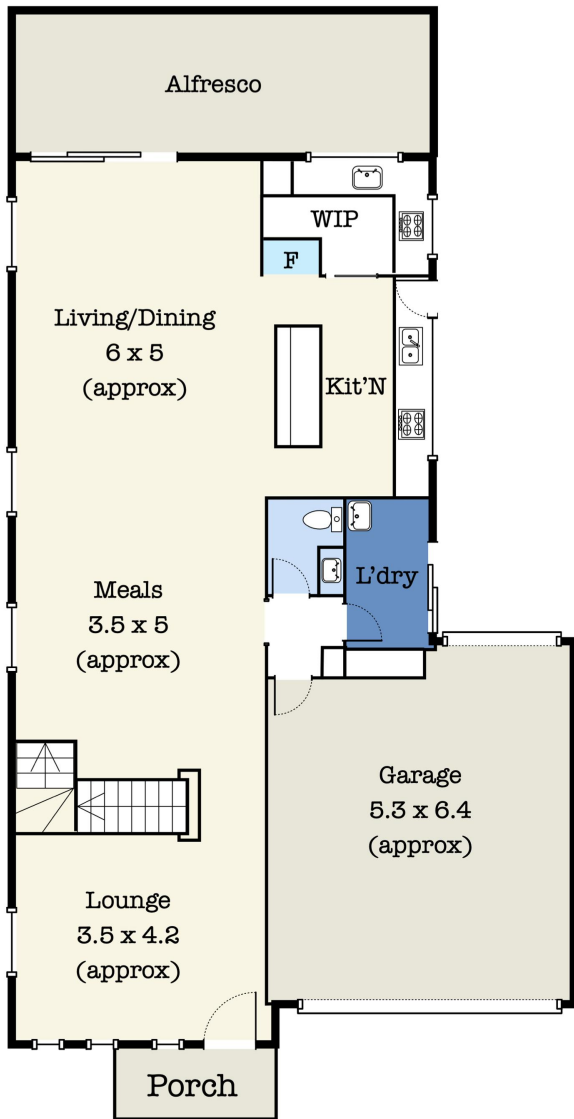
307 High Street, MELTON VIC 3337

melton.ljhooker.com.au | admin@ljhmelton.com.au

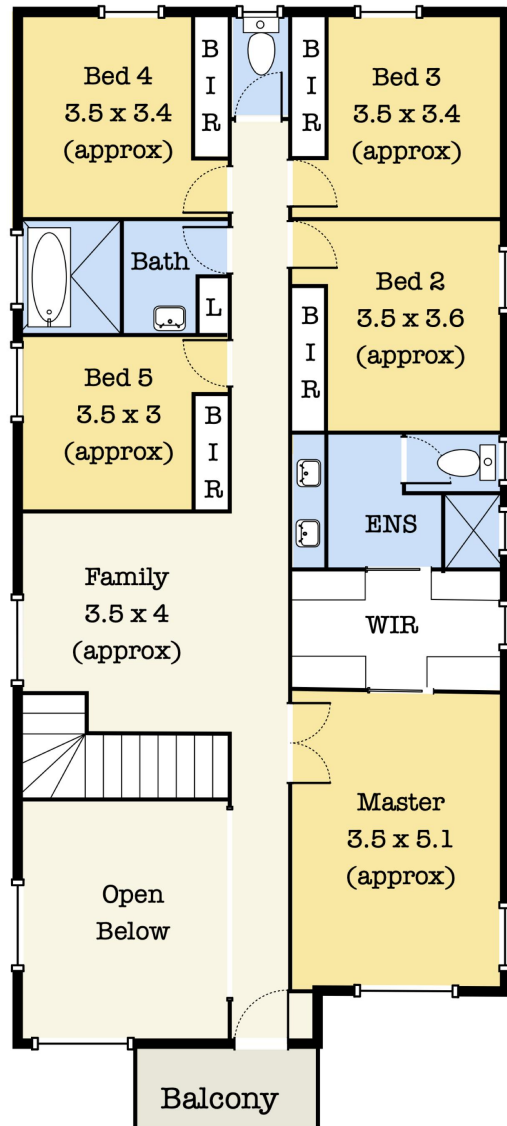


All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Floor Plan



Ground Floor



First Floor

86 Atherstone Blvd, Strathtulloh VIC 3338

*This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.