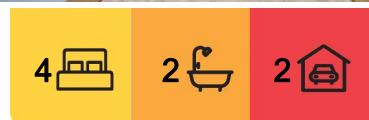


## Williams Landing, 12 Banbury Street

Effortless Living, Move in Ready, Exceptional Location!

LJ Hooker Property Point presents 12 Banbury Street, Williams Landing. Embracing family living with ease, this beautifully presented residence is both contemporary and comfortable, with its generous interiors offering versatile spaces throughout. Boasting three formal living spaces and a separate meal space, four bedrooms plus a study, two bathrooms plus a powder room and a generous entertainer's patio, this move-in ready property caters to families, professionals, and investors alike.

- The open plan design includes a separate study and formal lounge room, with light-filled living and meals zones at the rear of the home. High ceilings and timber flooring weave throughout, complimented by a modern palette and decorative wallpaper.
- The sublime kitchen awaits the home chef, with 40mm stone countertops and a spacious island bench. An abundance of storage space includes a walk-in pantry, while stainless-steel appliances include a 900mm upright gas cooker, canopy rangehood and dishwasher.
- Devoted to rest and relaxation, the upper level offers four bedrooms and an additional



**For Sale**  
\$1,045,000 - \$1,095,000

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

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(03) 9975 7080

**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.

living space/teenagers retreat. The primary suite includes a walk-through wardrobe, private balcony and an ensuite with double vanity, while each additional bedroom offers built-in storage and shared access to the family bathroom, with a bathtub and separate toilet.

- Enjoying a beautifully maintained 448sqm (approx.) allotment, the grounds include a generous outdoor patio with timber decking, fully fenced landscaped gardens and grassy lawns for children and pets to play.
- Additional highlights include a double remote-control garage with internal access, two outdoor sheds, separate laundry, a guest powder room, ducted heating, evaporative cooling, plantation shutters and downlights throughout.

This family-friendly suburb offers exceptional walkability, with amenities including Williams Landing Sports Reserve and Dog Park, Williams Landing Shopping Centre, RAAF Williams Golf Club and Aircraft Station each within walking distance. Additional amenities including Lawrie Emmins Reserve, Laverton Swim and Fitness Centre, Altona Meadows Shopping Centre and Laverton Community Centre are minutes away, while local students are within the catchment of Laverton P-12 College, with Seabrook Primary School and Westbourne Grammar School also within proximity.

Note. 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. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 12/2/24.

## More About this Property

Property ID	2EMEHGH
Property Type	House
Land Area	448 m <sup>2</sup>
Including	Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

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FIRST FLOOR PLAN



GROUND FLOOR PLAN ON SITE



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**LJ Hooker**

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