



**SOLD**

## “ARCHITECTURALLY DESIGNED WITH FAMILY IN MIND.”

This refreshed contemporary family home is situated in the prestige Knox Garden Estate, in a quiet court location. Upon entering the grand entrance foyer with feature curved staircase, Sydney Blue Gum timber flooring and five meter ceilings, a sense of luxury will impress. The formal lounge features a cathedral ceiling and fireplace with an adjoining formal dining area. The informal area of the home consists of three living areas located around the centralized modern well-equipped kitchen; Featuring granite bench-tops, glass splash backs, stainless steel appliances and breakfast bar.

This informal area is orientated around a relaxing outdoor porch, ideal for entertaining. The remaining interior consists of five generous bedrooms, all with built in robes. The master suite features a huge walk in robe, luxurious en-suite, with free standing bath, double vanity and separate toilet. Two additional bathrooms, full size separate laundry, upstairs study area, ducted heating, refrigerated cooling, ducted vacuum and under stair storage complete the interior of this delightful family home.

A generous full-sized block accommodates established gardens, large storage workshop area, double garage, off-street parking, big backyard for the kids to play in, complete with cubby and vegetable patch.

The perfect place to raise a family. Conveniently located near quality private and public high schools and primary schools, including; The Knox School, Waverley Christian College, Highvale Secondary College and Primary School, Westfield Knox, The Glen, Eastlink, M1, Parklands, public transport and churches are all within a short distance.

Inspection of this unique property will delight a growing family.

Thinking of selling now or in the future? For a free market appraisal Call Lou 0417-166-668 / Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)

Statement of information will be available to inspect at the property.

Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries.

**5 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,350,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Lou Rinnovasi**  
**0417166668**  
[lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)



Level One - 149 m<sup>2</sup>  
 Level Two - 114 m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

# 4 Alexis Court, Wantirna South

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 lou@atrealty.com.au  
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