



FOR SALE

LIVE THE GRAND LIFE AT 31 GRANDPRE

Vlad Suleski Proudly Presents... 31 Grandpre Crescent, Hamilton Hill. A luxurious 200m²+ home setting new standard of living in a location with endless local draw cards!

You will fall in love the moment you gaze at this beautiful architectural masterpiece and pure luxury that's easily seen from the front and envied by everyone. The moment you step into the custom design aluminium and glass door you may notice is much thicker than normal, that's because it's double glazed for sound proofing direct from Europe, not just the doors, also the windows are double glazed!

Once we enter through the wide entry, the first room on the left is the queen size bedroom that can accommodate 2 decent bedside tables. We go through to the next area which is the decently sized laundry featuring thick stone and plenty of cupboard space. The laundry also has a versatile toilet for any guests to use. On the other side of the laundry is the double car garage with modern panels that can access the outside area.

We then enter the spacious open plan dining and living area that is perfect after a hard day at work. Let us start off with the fully equipped kitchen featuring extra thick stone bench tops, Bosch oven, gas cooktop and rangehood with plenty of cupboard space. Enjoy the cuisine you have prepared in the spacious living or dining area. You can also enjoy the outdoor undercover area with beautiful decking and easy to maintain artificial lawn.

We also have another 2 queen size bedrooms, which can be converted into other living areas like study or/and games/theatre room with built in robes. Both rooms share a fully equipped bathroom featuring wall height tiles, luxury fittings and a full size bathtub!

You would think we are done like most other homes in the area but we are not finished yet! We head up the modern stairs to the HUGE master bedroom, which is perfect for the parents! Not only could you put a king size bed set but you could easily put an open plan office/parents retreat. You also have a massive 4X2.7m balcony to enjoy a morning coffee or break. The his and hers walk in robes also won't disappoint with plenty of space for all your fashion (mainly hers!). The ensuite bathroom is very well-equipped featuring wall height tiles, double vanity, proper size shower, separate toilet and modern fittings

Other features but not limited to

4 BED | 2 BATH | 2 CAR

PRICE:

Offers from 470K

OPEN FOR INSPECTION:

N/A



Vlad Suleski

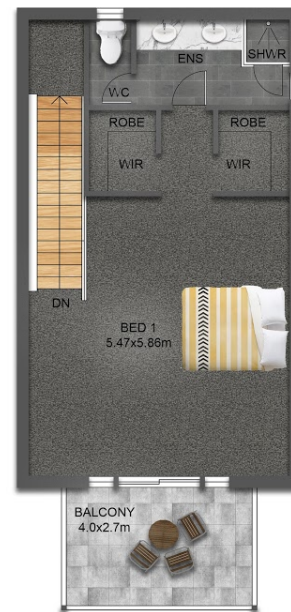
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GROUND FLOOR PLAN



UPPER FLOOR PLAN

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31 Grandpre Crescent Hamilton Hill

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.