

2/40 Carbon Crescent, Mill Park, Vic 3082

Rata & Co.

House For Sale

Tuesday, 7 January 2025

2/40 Carbon Crescent, Mill Park, Vic 3082

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 356 m2

Type: House



Mario Tucci
0394657766

AUCTION Thurs 6 Feb 6:30pm

Welcome to 2/40 Carbon Crescent, Mill Park an exclusive brand-new 4-bedroom townhouse situated on a glorious 356sqm (approx.). Step inside and be welcomed by the generous open plan living, dining, and kitchen area, featuring a large island bench, stainless steel appliances, a gas stove cooktop, and 30mm stone countertops. These elements seamlessly lead to your expansive courtyard, perfect for outdoor entertaining. Furthermore, within the first level of this property you will find the master bedroom with attached en-suite and walk in robe. Upstairs, you'll find the three additional bedrooms, each with built-in robes for ample storage. These rooms are conveniently serviced by the main bathroom, complete with a relaxing tub and a stylish double vanity. Additionally, there is an extra sitting room upstairs, perfect for relaxing or creating a cozy retreat. Additional features include ducted heating and cooling, walk in pantry, powder room, separate laundry room, single car garage and floating floors throughout the property. The home is situated in a premium Mill Park location, within minutes of public transport, St Francis Primary School, Findon Primary School, Epping Plaza, Stables Shopping Centre, Westfield Shopping Centre and parklands, providing everything at your doorstep. PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - rataandco.com.au/privacy-policy Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from land.vic.gov.au. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.