A/REAL

# Elevate Your Lifestyle with Refined Design & Effortless Elegance



## For Sale

10 Argyle Close, Mulgrave VIC 3170

4 3 317sqm

$1,475,000 - 5% Nett Rental Guarantee

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4 3 317sqm

## Elevate Your Lifestyle with Refined Design & Effortless Elegance

Crafted by Victoria's premier builder, SOHO Living, this residence represents the pinnacle of contemporary style and functional luxury. Spanning two flawlessly executed levels in Mulgrave's most connected pocket, the home offers a thoughtful balance of architectural elegance, premium finishes, and relaxed everyday comfort - delivering an elevated lifestyle built for the modern family.

What You'll Love:

- $36,770 (approx.) stamp-duty saving*
- Complimentary $15,000 Furnishing & Security Upgrade
- 317 sqm (approx.) land | 253 sqm (approx.) floor area
- 4 bed + study + rumpus | 3 bath | 2 living zones
- Ground-floor master with WIR & ensuite
- Designer kitchen & walk-in pantry opening to alfresco courtyard
- Double garage + additional driveway space
- Built by SOHO Living, Victoria's number 1 home builder

Land Sales Office on Site - By Appointment - 6 Argyle Close, Mulgrave VIC 3170.

Contact Bryan on 0414 544136 or via email at bryan.ng@areal.com.au to schedule a private inspection.

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## Bryan Ng

Senior Sales Executive

0414 544 136
8686 8388
bryan.ng@areal.com.au

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Artist Impression Or



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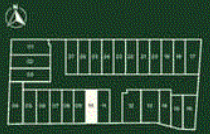
Residence
# 10

| | | |
|---|---|---|
| 4 | 3 | 4 |
| 2 | 1 | 3 |

| | |
|---|---|
| Ground Floor | 161 m² |
| First Floor | 92 m² |
| P.O.S | 31 m² |
| S.P.O.S | 105 m² |
| Land Size | 317 m² |
| Total Floor Area | 253 m² |



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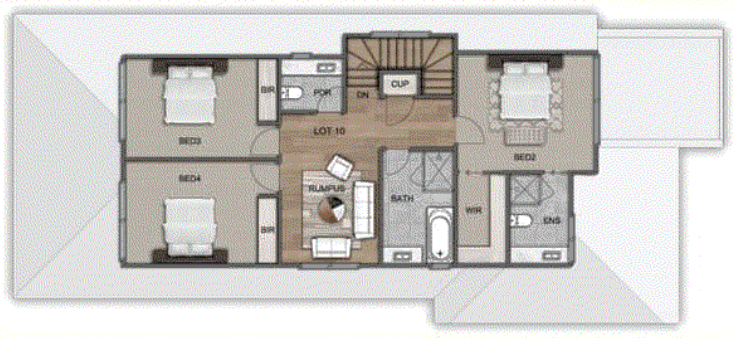
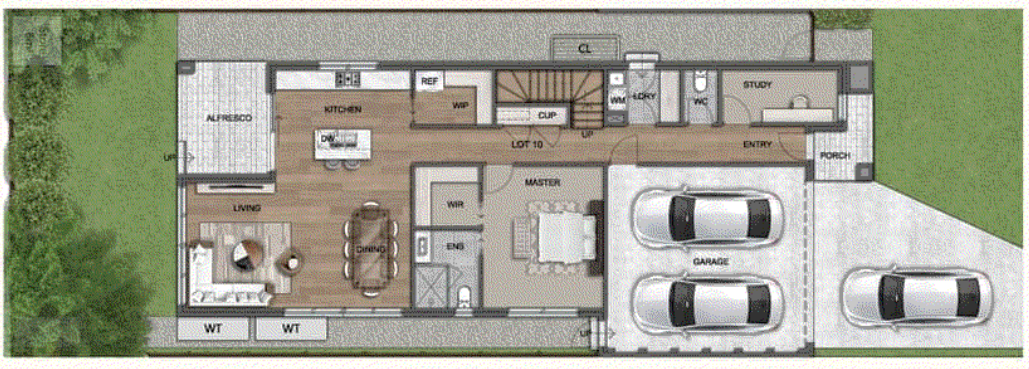
TRE TOWERS



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BOX HILL
Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

HAWTHORN EAST
33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

MELBOURNE
Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

NORTH
Suites 4 & 5, Level 1, 494 High Street, Lalor. VIC 3075 | 03 9436 0888

POINT COOK
Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

SOUTH MORANG
29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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