



## FOR SALE

### FAMILY TRANQUILITY WITH DUAL ALFRESCO ZONES

Beautifully integrated into private established gardens in a tranquil leafy pocket, this gorgeous owner builder home wraps itself around two alfresco zones and promotes a life of stylish single level living and entertaining. An immediate ambience welcomes you inside. Zoned with a large kitchen living/dining with alluring Caesarstone island benchtop, high quality German appliances incl 900mm oven, 6 burner gas cooktop, rangehood and dishwasher. Upscaled by semi butler's pantry, subway tile splashbacks and South Australian pendant mood lights. Adjoining a BI study stationary for ultimate functionality. Merging with separate family domain that extends for easy entertaining or weekend relaxation to a merbau covered deck nestled under mature trees with soothing vistas of the Dandenong Ranges and garden lighting for extra affect.

The 3 generous bedrooms, BIRs, and 2 luxe fully tiled bathrooms are designed for harmonious family living with a separate Master wing spaciouly set with open retreat/study nook and a fitted WIR plus bathroom access with soaking bath, rainhead shower. The family bathroom is uniquely styled with copper benchtop, black glass basin, tapware and fittings, rainhead frameless shower and pendant lighting. Gardens bursting with colour and variety are magnificently landscaped with a 2nd large merbau deck, sleek glass balustrading and an idyllic water wall feature offset by the home's stone stacked and corrugated iron detail. Flowing around to a mini orchard and raised veggie patch with restful pocket framed by Wisteria. Adjoining a large double garage with workshop and Coonara style fireplace. Double plus single gate entrance and a topped driveway provide ample room for extra OSP for cars, boat, trailer or caravan.

Family's will appreciate the buses that run at the end of the street and Warrien Reserve merely metres away. Just minutes to Oxley College, Luther College, Yarra Valley Grammar and Tintern Grammar. Close to Croydon Main Street, Exeter Road shops, Eastland, Aquahub, Croydon Train Station and the freeways.

The home has been rewired and plumbed with extra features incl gas ducted heating throughout, split system heating/cooling, bamboo floors, wool carpets, laundry and ample storage throughout.

This unique opportunity won't last. For all enquiries contact Kenneth Ooi 0430 121 802 or Michael Sandhu 0411 593 779

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this

3 BED | 2 BATH | 3 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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