



**SOLD**

## SOLD BY OPEN NEGOTIATION FOR \$745,000

Sold for \$745,000 - New Street Record. Selling in Wonthaggi & want the best price? Contact us today

Located in the boutique Baxter's Ridge Estate in Wonthaggi South, where you can hear the ocean crashing onto the beach, this high quality custom built 247sqm residence will exceed all your expectations. Intelligent design captures the north sun perfectly through double glazed windows that offer year round comfort and energy efficiency.

Beyond an elegant entrance with impressive curb side appeal, you are greeted by stunning 2700 high ceilings with 2400 custom doors throughout and beautiful polished timber flooring and that all important work from home office.

With three generous bedrooms, large master with fully fitted walk in robe and splendid Ensuite and an equally stylish main bathroom this is a home that adds a touch of luxury to your life. Enhancing its fine family credentials is a large open-plan lounge with shiplap fireplace, dining area with a cathedral ceiling complemented by a gourmet kitchen with Caesar Stone waterfall bench, 800mm Bosch ceramic cooktop & Bosch 600mm under bench oven, Asko dishwasher, ample cupboard & drawer space with soft close & a large butlers pantry with garage access for ease of entry with shopping. Other first-class features of this remarkable residence include ducted reverse cycle air conditioning, along with a well equipped laundry with stone bench tops & built in Ironing Aid.

Step outside through the double glazed stacker doors from the kitchen-dining area to discover a terrific private enclosed AI-fresco dining & entertaining area - complete with patio blinds for those cooler bbq evenings with friends. Towards the rear of the property you'll also enjoy an amazing enclosed patio space, also fitted with patio blinds & complete with its own bar, and access to the powered workshops.

The generous 750sqm allotment with its sunny rear yard, features an abundance of fruit trees, native fauna and an amazing veggie garden ready for you to enjoy all year round. There's also room for all the toys with complete side access to a huge covered car port for the biggest caravan &/or boat and trailer.

A 7.5kw solar array on the roof along with solar evaporated hot water heating & LED lighting will

**3 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$745,000

**OPEN FOR INSPECTION:**  
N/A



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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.

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