



FOR SALE

EXCEPTIONAL 4-BEDROOM FAMILY HOME IN PRIME LOCATION WITH CARAVAN SPACE

****Exceptional 4-Bedroom Family Home in Prime Location****

Step into luxury with this stunning, near-new 4-bedroom home situated in the heart of town. Set on a generous 808 sqm (approx.) block, this residence combines contemporary elegance with practical features, offering a perfect blend of comfort and style.

****Property Highlights: ****

Modern Construction: ** Built with durable brick veneer and featuring a sleek Colourbond Monument roof, this home stands out with its sophisticated exterior. The exposed aggregate driveway, aluminium powder-coated side gates, and beautifully established garden enhance the property curb appeal. Enjoy the additional outdoor living space provided by the timber deck, and benefit from the convenience of concrete pathways around the entire home, including side gate access for easy entry to the backyard.

Spacious Interior: ** Inside, the home offers a welcoming atmosphere with spacious bedrooms, each fitted with built-in robes, Master bedroom with WIR and plush carpeting. The open-plan living areas are elegantly finished with hybrid flooring, while the wet areas feature stylish tiles. Energy-efficient downlights are installed throughout, creating a bright and inviting ambiance. A well-designed study nook in the living area provides a dedicated space for work or study.

Luxurious Bathrooms: ** The modern bathroom features elegant black plumbing fixtures, a freestanding bath, and contemporary stone tops.

Gourmet Kitchen: ** The kitchen is a chefs delight with timber look laminate cabinets, a 900mm oven and cooktop, a 900mm rangehood, and a dishwasher. The waterfall stone bench adds a touch of sophistication, and the walk-in pantry provides ample storage. For added convenience, plumbing has been installed for a water connected fridge.

Comfort & Convenience: ** The master bedroom features a walk-in wardrobe, while the additional bedrooms include built in robes with mirrored doors. The home is equipped with ducted heating to ensure warmth during the colder months and a split-system air conditioner in

4 BED | 2 BATH | 2 CAR

PRICE:

\$720,000 - \$770,000

OPEN FOR INSPECTION:

N/A



Melissa Ahearn

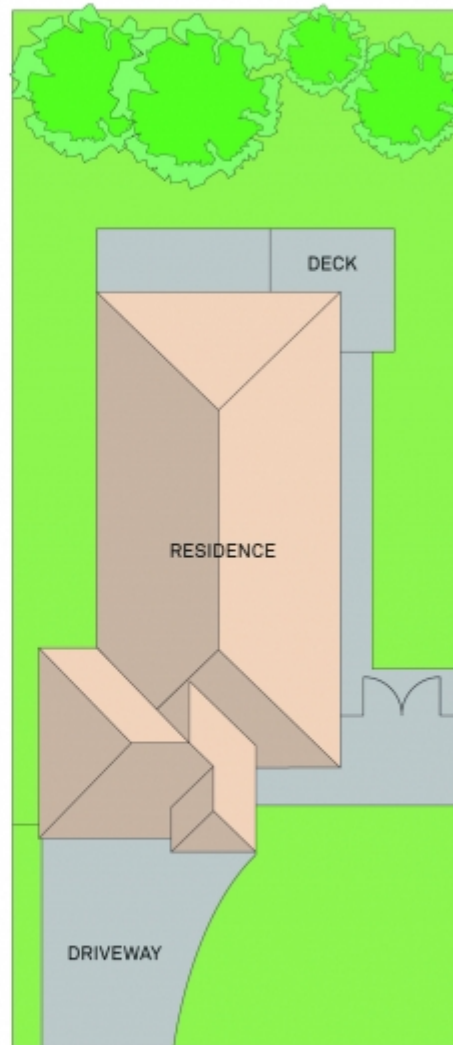
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FLOOR PLAN



SITE PLAN

39 RANGEVIEW STREET, WARRAGUL

Disclaimer: Floorplan is for illustration only, prospective purchasers are advised to make their own enquiries.

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.