



FOR SALE

THE COMPLETE ENTERTAINER

AUCTION UNLESS SOLD PRIOR

Coming to the market for the first time in almost 30 years, let it be testament to how difficult it will be to replace or replicate this 1069m2 all-seasons entertainer.

A perfect blend of convenience, nature, shopping, schools, public transport and peace. It might seem contradictory, but this custom 5-bedroom, 2-bathroom, 3-toilet, 3-living home offers all this and more, tucked in a private cul-de-sac in the heart of Ferntree Gully. The owners have taken care and attention every step of the way to ensure an honest and comfortable move for you. The home was extended with the vision for it to be the indefinite family home, and it's now time to pass the baton onto the next growing family.

If you need more room, for kids, tools, boat, jetski or caravan, look no further. For the semi-professional, or avid cook, the hedonist, or those seeking private work-from-home space, there are few alternatives.

Some of the most notable features include;

- Falcon Double Oven made in the UK (Professional +100FX Double Oven Dual Fuel)
- Falcon Rangehood (FALUC1002)
- Miele Dishwasher (G-7519 SCi XXL autosos)
- Belfast porcelain sink
- Velux skylights
- Custom locally-manufactured windows
- Recessed LED kitchen splashback
- Bucci cabinetry
- 9 Foote Ceilings
- A fully enclosed Drying Cupboard inside the Laundry room
- 8 x 4m concrete Pool with LED lights
- Saltigem Pool Chlorinator (SG20)
- Chemigem Pool Controller (D10)
- EVO Heat Force 13 Pool Heat Pump
- Weber BBQ Plumbed-In to natural gas (Q3600N)
- Strip heating on undercover deck
- Motorised cafe blinds on deck (upper and lower levels)

5 BED | 2 BATH | 2 CAR

PRICE:

\$1,400,000 - \$1,540,000

OPEN FOR INSPECTION:

Jun 7 at 9:30am - 10:00am



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The floor plan illustrates the layout of the property. The central feature is the **Dwelling**, which is 259 Sqm in size. It is surrounded by various outdoor spaces: a large **Courtyard / Alfresco** area to the right, a **Garage** at the bottom right, and a **Porch** at the bottom. To the left of the dwelling is a **Covered Deck**. Further left is another **Covered Deck** area. To the right of the dwelling is a **Pool** with an adjacent **Deck**. The property is bordered by a green lawn and a row of trees along the top and bottom edges.

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@realty