



**SOLD**

## SPACIOUS FAMILY LIVING WITH PREMIUM UPGRADES!

Set in a quiet court, this impressive home delivers generous proportions, quality upgrades, and exceptional functionality for modern family living.

The massive master suite is a true retreat, complete with a walk-in wardrobe and easy access to the upgraded bathroom. A formal living room welcomes you on entry, while the expansive rumpus/family room provides the perfect space to relax or entertain.

The kitchen is well equipped with stainless steel appliances, dishwasher, and flows seamlessly to the outdoor kitchen, fully plumbed and ideal for year-round entertaining. Outdoors, enjoy established fruit trees and a secure, private setting.

Comfort is assured with ducted heating (Bravis StarPro), split system heating and cooling, double blinds, new carpets, and a ducted vacuum system. Storage is abundant with basement storage and internal access to the remote double garage.

Security has been thoughtfully considered, featuring a wired security system and front security lighting for added peace of mind.

Perfectly positioned in the heart of Lovely Banks, this home enjoys easy access to everyday conveniences with local shopping centres, schools, parks, and childcare all nearby. Commuters will appreciate the quick freeway access, providing smooth travel to Geelong CBD and Melbourne, while public transport options are also within easy reach. The quiet court location further enhances the appeal, offering a relaxed lifestyle without sacrificing connectivity.

Key features include:

- Massive master bedroom with walk-in wardrobe & ensuite
- Formal living + rumpus/family room
- Upgraded bathroom
- Stainless steel appliances & dishwasher
- Ducted heating (Bravis StarPro) + split system heating/cooling
- Double blinds & new carpets
- Ducted vacuum system

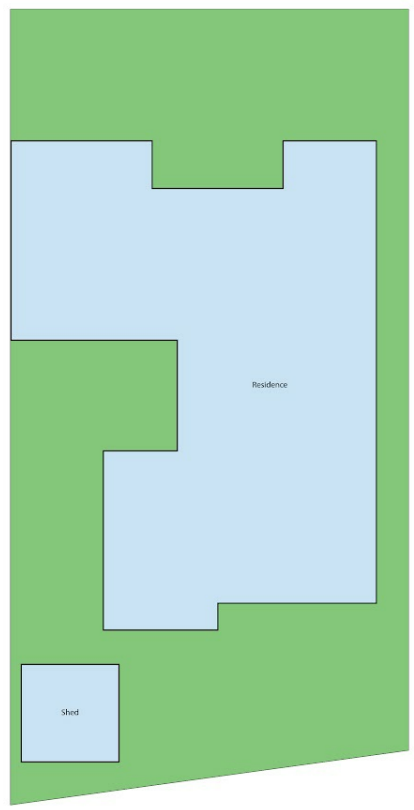
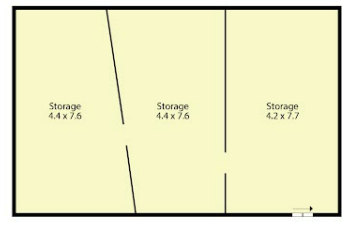
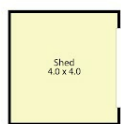
**4 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$1,380,000

**OPEN FOR INSPECTION:**  
N/A



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**11 Sherman Crt, Lovely Banks**

Dimensions are approximate and for illustrative purposes only

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.