

# 1 Howitt Court, Berwick, Vic 3806



## House For Sale

Wednesday, 31 January 2024

1 Howitt Court, Berwick, Vic 3806

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 721 m2

Type: House



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Leima Sadikovski  
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**\$845,000 - \$885,000**

Welcome to this 4-bedroom home nestled in the charming town of Timbarra. Situated on a 721m<sup>2</sup> parcel of land, makes this property perfect for a first home buyer, an investor to add or start their portfolio or the savvy developer looking for their next townhouse project. As you step inside, you'll be greeted by the generous living spaces, highlighted by two distinct zones that provide ample room for both relaxation and entertainment. The heart of the home is the large fully appointed kitchen, a chef's delight, overlooking a spacious meals area where family and friends can gather for memorable moments. The residence also boasts a grand L-shaped formal living area, equipped with an air conditioner to ensure year-round comfort. This versatile space can be utilized as an elegant lounge or a separate formal dining area, accommodating a variety of lifestyles. Adjacent to this, discover an additional meals area or study, offering flexibility for your specific needs. The master bedroom is a spacious retreat, featuring a walk-in robe and a well-appointed ensuite. The remaining three bedrooms are thoughtfully designed, catering to the needs of a growing family. Comfort is further enhanced with ducted heating throughout the home, ensuring a cozy ambiance during cooler months. Moving outdoors, you'll find a double carport with plenty of space for trailers, boats, or a caravan, providing the perfect solution for those with an adventurous spirit or outdoor hobbies. All of this within proximity to parks, shops, Timbarra P9 College, early learning centre, Parkhill Plaza, parklands including Wilson Botanic Park, easy access to Monash Freeway, Westfield Fountain Gate and so much more.