

# 1 Yarrabee Rise, Park Orchards, Vic 3114



## House For Sale

Tuesday, 17 October 2023

1 Yarrabee Rise, Park Orchards, Vic 3114

Bedrooms: 6

Bathrooms: 5

Parkings: 7

Area: 5310 m2

Type: House



Our Team

0398462111

**\$2,500,000**

Prepare to be enchanted by this unparalleled opportunity at 1 Yarrabee Rise, Park Orchards, 3114. This expansive property spans 5310sqm of flat land and boasts not one, but two magnificent residences. Immerse yourself in a world of luxury, comfort, and charm with every step you take on this unique estate.

**The First Residence:** Enter an oasis of comfort featuring four generous bedrooms emphasizing spaciousness and timeless elegance. Immerse yourself in the convenience of three well-appointed bathrooms, catering to both family and guests. The first residence further spoils you with an exceptional feature: a capacious 4-car carport, ensuring protection for your vehicles and additional storage space. Step into the updated kitchen and family area, where the heart of the home beats, complete with a gas fireplace, ensuring a cozy atmosphere in every season. The massive lounge room beckons with open arms and leads to a rumpus room that promises memorable gatherings. Here, a wet bar and a striking copper, circular wood fireplace create an ambiance like no other. Completing this residence is an office and a separate open study, ideal for those seeking a dedicated workspace.

**The Second Residence:** Find your own piece of paradise in the second residence, offering 2 spacious bedrooms, each accompanied by an ensuite bathroom. The master suite is a true retreat, featuring a north-facing balcony that captures picturesque views and a generously sized walk-in robe, providing the space you need for a growing wardrobe. For your everyday living, an open-plan kitchen, meals, and family area invites you in. Here, a wood fireplace promises warmth and comfort on chilly evenings. On those special occasions, the formal lounge and dining room provide a touch of elegance and charm.

**Notable Features:** Both residences are united by their timeless charm, accentuated by exposed brickwork. The car accommodation is not just ample; it's extraordinary, with 5 car carports to suit all your needs. A salt-chlorinated pool, complete with a spa and cascading water feature, awaits, and both are gas heated for your year-round enjoyment. The main residence takes luxury to another level with zoned electric floor heating, ensuring warmth in the colder months. A north-facing orientation bathes the living and entertaining spaces in natural light, creating an inviting and harmonious atmosphere. Stay comfortable year-round with split system cooling and relish in the thoughtfully designed, captivating living spaces. This property isn't just a home; it's a lifestyle. With the potential for extended family living, guest accommodations, or even rental income, the possibilities are endless. Seize this incredible opportunity and make 1 Yarrabee Rise your new haven. Contact us today to schedule a private showing and experience the charm and versatility of this exceptional property.