

# 10 Champagne Rise, Chirnside Park, Vic 3116

## House For Sale

Wednesday, 6 March 2024



10 Champagne Rise, Chirnside Park, Vic 3116

Bedrooms: 5

Bathrooms: 2

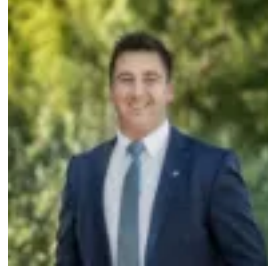
Parkings: 2

Area: 772 m2

Type: House



Ash Thompson  
0398706211



Alan Hodges  
0398706211

**\$1,350,000 - \$1,485,000**

Displaying an impressive facade, this lavish dual storey residence rests at the crown of a peaceful cul de sac within the esteemed Yarra Valley Estate, making it undeniable appealing to large and intergenerational families. Be mesmerised by the exhilarating 360-degree aspect, including the Yarra Valley and Mount Dandenong Ranges, imparting a tranquil ambience throughout. The timeless Heritage façade continues inside with a grand architectural entrance that flows via double glazed doors to a sunlit elegant formal lounge and dining with a centrepiece gas log fireplace. Families will adore the extension of space with a sun-soaked, open plan living, meals and sitting room sited in the heart of the abode. The pristine European kitchen will woo any food connoisseur and entertainer, flaunting soft-close cabinetry, a stunning illuminated stone island bench, 900mm freestanding ILVE oven, 6 gas burner cooktop and a smoked mirror splashback that reflects the exterior landscape. Expanding from the central living, you'll delight in the supreme decked entertaining space. The new glass fencing offers uninterrupted views to the solar heated inground pool and beyond to the expansive lawn and scattered palm tree gardens, prompting regular relaxed gatherings. The home's extravagant design incorporates a newly renovated entrance way, luxurious marble central bathroom, master ensuite and laundry alongside three king-sized bedrooms on the second level. In addition, the master boasts a spacious spa ensuite and walk-in-robe while the entry-level displays a 5th bedroom with a built-in robe or a cherished home office complemented by a separate powder room. Further enhancements include quality window furnishings, timber floors, reverse cycle unit, evaporative cooling, ducted heating, ducted vacuum, water tank, garden shed, upgraded underfloor and ceiling insulation, 2 car remote garage with access to the rear garden for secure boat/caravan parking and additional off-street parking for up to 4 cars. Moments from Oxley College, Village School and Chirnside Park Shopping Centre, cafes, restaurants and cinemas. Minutes drive to Yarra Valley Grammar, Luther and Mt Lilydale Colleges. Easy connections to trains, buses and Eastlink. Close proximity to Heritage Country Club and a range of premium golf courses and the delights of the Yarra Valley winery region.