

# 10 Noorilim Way, Pearcedale, Vic 3912

## House For Sale

Tuesday, 16 January 2024



10 Noorilim Way, Pearcedale, Vic 3912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 633 m2**

**Type: House**



Benn Hall  
0499646168



Jason Stirling  
0411520173

**\$850,000 to \$930,000**

Welcome to this splendid example of Federation elegance, where high ceilings and picture rails frame a residence of impeccable condition. With its charming street appeal, this Pearcedale gem reveals a harmonious blend of classic architecture and flawless maintenance, offering a living experience steeped in both tradition and comfort. Upon entering, the home greets you with an inviting atmosphere, where the graceful lines of the past meet the conveniences of modern living. The layout is thoughtfully composed, featuring three spacious bedrooms and two pristine bathrooms, designed to accommodate the ebb and flow of family life with ease. Each bedroom, including the secluded master suite, offers a quiet escape from the lively communal areas. Central to the home's warmth is the kitchen, a well-equipped culinary haven with quality fixtures and an intuitive layout that makes it a joy for both the casual cook and the serious chef. It's a space where meals and memories are made, underscored by the ease of movement to the adjacent dining area, perfect for both quick breakfasts and formal dinners. At the heart of this home, the living spaces unfold in an array of versatile settings. The elegant open fireplace anchors the main living room, a space where the crackling of logs and the dance of flames will become the backdrop to your family's evenings. Adjacent, additional living areas provide a multitude of options for relaxation and entertainment, from a cozy reading nook to a vibrant game room. Step outside to the sun-drenched deck and sunroom, spaces that blur the boundary between indoors and out, offering a serene outlook to the meticulously manicured gardens. The double garage stands ready to safeguard your vehicles and fulfill any extra storage needs. Here, in this delightful Pearcedale abode, life is poised to be lived with zest, surrounded by the timeless charm of Federation craftsmanship and the assurance of a home truly loved.