

**11 Eastbourne Crescent, Officer, Vic 3809**



**House For Sale**

Wednesday, 17 January 2024

11 Eastbourne Crescent, Officer, Vic 3809

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Stuart Sheppard  
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**\$1,195,000 - \$1,295,000**

Act quickly to secure your dream family home, situated in a highly sought-after location in Officer. Welcome to 11 Eastbourne Crescent Officer, this brand-new home is move-in ready for a new owner. Why buy land and build when all the hard work has been done. Boasting luxury inside and out, with meticulous attention to detail and high-quality craftsmanship and finishes throughout. Comprising of four bedrooms with master wing entailing His and Hers walk-in robes fitted with custom joinery and storage, a hotel style ensuite with close off toilet including double timber vanity and oversized shower. The remaining three bedrooms all come with a sizable floor space, built in robes with sliding doors and are well positioned upstairs along with a kids retreat, study nook and main bathroom with separate toilet. The main hub of the home integrates an open plan kitchen, meals and living area with modern hybrid flooring throughout. The kitchen is sure to impress with an abundance of storage and bench space, striking Caesar stone benchtops, brand-new stainless-steel appliances, large walk-in pantry, plumbed fridge cavity and large window splashback. Three separate living spaces throughout the home make this an ideal family haven. Rounding out the inside is a powder room downstairs, laundry with an excess of storage space, a formal lounge and a large, enclosed study that can easily be utilised as a fifth bedroom. Ducted heating and evaporative cooling will provide comfort year-round. Outside you are welcomed with a low maintenance front yard with stunning exposed aggregate driveway leading to the double garage and wide side access perfect for storing a caravan or boat. The backyard certainly makes a statement in the area featuring an incredible mud rock retaining wall that's one of a kind and will certainly be a talking point with all your guests. A well thought out and divided yard that is perfect as is or add your stamp on it completed with a private alfresco that can be used all year round for entertaining. Located in the Grandvue Estate, where there is so much on offer in the area. St Francis Xavier College and St Claire's Primary School are both only a short walk away. Across the road is Arena Shopping Village where you have Woolworths, a petrol station, and plenty of smaller specialty stores. Within close proximity is the Cardinia train station and easy access to the M1 freeway, making travel to and from the CBD a breeze.