

# 11 Jemima Court, Garfield, Vic 3814



## Sold House

Friday, 1 September 2023

11 Jemima Court, Garfield, Vic 3814

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 741 m2

Type: House



Libby Talbot  
0407112068

**\$855,000**

Flawless presentation, quality appointments and a private court location are the hallmarks of this elegant, three bedroom home. From the manicured front garden of ornamental trees, shrubs and standard roses to the refined interior of high ceilings and tall doorways, enhanced by soft muted tones and on trend finishes, this is a beautiful property. A well planned layout includes a private main bedroom with a fitted walk-in robe and ensuite at the front of the home, the stylish designer kitchen and spacious living area are found in the centre. An additional living area, the secondary bedrooms, family bathroom, powder room and the laundry with a fantastic walk-in linen closet are located in a separate wing off the central living area. Also URL is a double garage with internal entry and a sheltered alfresco across the rear with glimpses of distant farmland from the elevated position. For further storage or workshop needs, a 6m x 6m Colorbond shed has a concrete floor, power, wash basin and is accessed by a roller plus a single door. Well equipped for the home chef, the kitchen features two toned cabinetry, stone counter tops, mirrored splashback, induction cooktop, wall oven, dishwasher, generous walk-in larder and a large island bench. Both the bathroom and ensuite are tastefully styled with a subtle palette of pale sage green, quality tiling and crafted vanity units, the ensuite has a walk-in shower, the bathroom also includes a bath. Split system air conditioning in the living area, ducted gas heating and ceiling fans maintain year round comfort, double glazing and a 24 panel solar unit significantly reduce energy costs. Ducted vacuuming, quality flooring including vinyl planks in the living area, plush carpets in the bedrooms, LED lighting, custom made dual blinds and exterior shade blinds in the alfresco are further inclusions. For home grown produce, you will be spoilt for choice with assorted fruit trees, including apple, citrus, stone fruits and a passionfruit vine plus thriving veggie beds ready to harvest. Garfield is a charming hamlet with primary and pre schools, eateries, sporting facilities and community groups, or further afield, Pakenham is 20 kilometres and the Melbourne CBD is less than 80 kilometres. Comfort, perfect presentation and a peaceful country town location, move in tomorrow and enjoy a carefree lifestyle.