

11 Kidman Street, Moriac, Vic 3240

buxton

House For Sale

Tuesday, 12 December 2023

11 Kidman Street, Moriac, Vic 3240

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 5300 m2

Type: House



Ian Nichols

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\$1,780,000 - \$1,880,000

Meticulously designed to offer stunning light filled interiors, high end finishes, well-zoned family living and optimum energy efficiency, this outstanding home will impress at every turn. Occupying an expansive 5,300m² (approx.) allotment in the tranquil surrounds of Moriac, within walking distance of the town centre, General Store, Moriac Primary School, local parks and reserves, less than 15 minutes from Waurin Ponds shopping and entertainment precinct, 20 minutes (approx.) from the coast, and with easy Ring Road access to Melbourne, enjoy the best of country, city and surf in this spectacular location. Set behind native gardens, the contemporary façade creates a striking appeal against the picturesque landscape. Stepping into a wide entry hall, magnificent polished concrete floors and high ceilings showcase the generous scale and high end quality within. The main living area features north facing windows and vaulted ceilings creating a sense of light and space throughout, with an industrial hybrid woodfire adding to the welcoming ambience. The elegant kitchen features a large island, stone benchtops, quality Euro appliances including 900mm oven, induction cooktop, dishwasher, large butler's pantry with sink facilities, sleek modern cabinetry and contemporary pendant lighting. Positioned to overlook the dining and outdoor deck, this layout is perfect for everyday living and effortless entertaining. Comprising four bedrooms, the spacious master suite features generous walk-in robes and a luxurious ensuite finished in floor to ceiling tiles, with double vanity, stone benchtop, mirror cabinets, double shower and separate wc. Three further bedrooms are located in a separate wing, all include built-in robes, one with built-in desk, serviced by a tastefully presented family bathroom featuring a freestanding bath, continuing in the high quality finishes of the home. A second living area in this zone provides a fantastic kids' retreat away from the main traffic of the home. Outdoors, an expansive sun deck is centrally positioned for an easy connection with both living areas via glass stacker doors, providing a private space to relax or entertain overlooking the lush rear grounds. The double garage includes direct entry for convenient access to the home, and a 200m² (approx.) shed with three-phase power accommodates additional garaging, storage or workshop space. Built to exceptional standards, additional home features include:

- Tesla Solar Battery System for optimum energy efficiency.
- Passive solar design for natural heating and cooling.
- Three-phase power.
- Individual split systems throughout living areas and bedrooms.
- Double glazed windows.
- 24,000 litre water tank.

Few properties offer the level of quality, luxury and considered design delivered in this extraordinary family residence. Immaculately presented throughout, this is an exceptional opportunity to secure a fully established home with nothing left to do but move in and enjoy a wonderful lifestyle.