

# 11 Shoalwater Drive, Waterways, Vic 3195

AREA SPECIALIST

## Sold House

Thursday, 26 October 2023

11 Shoalwater Drive, Waterways, Vic 3195

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 750 m2

Type: House



Art Sudharm  
0403571245



Linna Wu  
0451075278

**\$1,565,000**

It's Addressed: Nestled amidst lush greenery: This four-bedroom home rests on a generous 750 sqm approx. block with a wide 19-metre frontage on a tranquil and private street. Cherished by a one owner for over two decades, this residence boasts high ceilings, spacious and sunlit open areas, and separate living spaces, providing abundant room for all. Freshly enhanced with new carpeting and a fresh coat of paint, it's the perfect haven for families craving extra space and a love for entertainment. A separate living space looks out over the pool and lovely bamboo and a modern and well-appointed kitchen includes a lux island-style granite benchtop, glass splashbacks, a gas cooktop and a dishwasher. Outside you'll be greeted by a large yard with an entertainer's space and immaculately manicured and mature gardens, a bonus garden shed and an unrestricted fence-free (safety compliant) pool with a water feature that's ideal for relaxing summer pool parties or keeping fit. An eco-friendly water tank is also included to assist with keeping your gardens looking lush. The master bedroom is welcoming and includes a walk-in wardrobe and a private ensuite with a granite benchtop. The remaining bedrooms share a central family bath with a corner spa bath and the fourth bedroom can double as a guest room or private study. Added extras include ducted heating, refrigerated air conditioning throughout, porcelain tiles, a full-sized family laundry, energy-efficient LED downlighting, window coverings and a security alarm system with security shutters for added peace of mind. Enviably located steps from Braeside wetlands and reserves, you'll also be just minutes from local cafes, lake and shopping and within the sought-after Parkdale Secondary College zone and Haileybury collage. Easy freeway access ensures smooth commuting. Property Specifications: • Spacious four-bedroom, two-bathroom family entertainer surrounded by greenery • Two large living areas, open-plan living • Modern granite benchtop in kitchen and bathrooms, freshly painted, newly carpeted • Immaculately maintained and mature garden surrounds, pool with waterfall feature For more real estate in Waterways, contact your Area Specialist – Art Sudharm on 0403 571 245. There is an Art to buying. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.