

# 11 Westham Court, Mulgrave, Vic 3170

## House For Sale

Wednesday, 27 March 2024



11 Westham Court, Mulgrave, Vic 3170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 538 m2

Type: House



Vivienne Zhang  
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## **AUCTION THIS SAT 10AM - \$1,350,000 - \$1,450,000**

Nestled on a tranquil cul-de-sac within the esteemed Ridge Estate of Waverley Park Estate, this rare single-level family haven offers a sanctuary for all age groups. Embrace the privacy and a family-oriented neighbourhood, where every moment is infused with serenity. With low-maintenance luxury adorning every corner, this Porter Davis built home boasts 4 sizeable bedrooms, freshly painted walls and new carpet throughout its spacious 538sqm allotment. Seamlessly blending indoor-outdoor entertainment, its three generous living areas provide multigenerational family enjoyment, making it the perfect retreat ready for you to move in. Step through the entrance into a gallery style hallway, where a sumptuous master suite awaits, complete with a WIR and ensuite with a double basin. Adjacent, a spacious office or potential 5th bedroom beckons, offering a versatile space to suit your lifestyle needs. The heart of the home lies within the chef's kitchen, boasting a large island bench, an abundance of cupboard space, and a 900mm cooktop, integrated oven, and dishwasher. Flowing effortlessly is the open-plan living and dining area, designed to connect seamlessly with the outdoor entertainment zone. Take advantage of the north-facing backyard, where bi-folding openings lead to a massive undercover alfresco, decking, synthetic turf, and a granite-paved gas-heated pool entertainment area, creating the ultimate oasis for family enjoyment or hosting gatherings. A secluded hallway leads to three additional spacious bedrooms, each equipped with BIR, and a central bathroom with a bathtub and separate toilet, ensuring comfort and convenience for every family member. At the rear of this remarkable floorplan, discover a separate rumpus room, providing an additional living space tailored to any family purpose. Completing this exceptional offering is a remote double garage. Your new home is equipped with ducted heating & evaporative cooling throughout, multi-reverse cycle air conditioning, ensuring year-round comfort, while solar panels offer eco-friendly energy solutions. Positioned within the coveted Ridge Estate of Waverley Park Estate, enjoy walking distance to the AFL stadium, shops, restaurants, gym, and facilities including Waverley Park Lake, BBQ, and playground areas. Easy access to Waverley Gardens Shopping Centre, M1, and Eastlink ensures a convenient commute, making this property the epitome of luxurious family living in an unbeatable location.