

**118 Fernhill Road, Mount Evelyn, Vic 3796**



**House For Sale**

Friday, 3 May 2024

118 Fernhill Road, Mount Evelyn, Vic 3796

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 641 m2**

**Type: House**



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**\$870,000 - \$950,000**

Focused on family functionality, this beautifully presented corner residence has been perfectly designed to deliver a peaceful and private environment for family living, where children can safely play in the secure backyard and parents can relax and entertain with friends. Family comfort starts from the instant you enter, with quality carpets running throughout the spacious, light-filled lounge and dining room and providing a relaxing ambience for everyday living. Forming a fashionable heart to the home, the kitchen showcases the modern appointments of waterfall stone benchtops, glass splashbacks, Westinghouse oven, Bosch gas cooktop, Asko dishwasher, breakfast bench plus convenient windows that slide open to form an intelligent serving connection with the alfresco. The adjacent meals/family room is highlighted by parquet flooring, stepping out onto the large, covered entertaining deck and backyard that's generously sized and certain to entice children out to play. Catering for the family's accommodation needs are the three robed bedrooms, two featuring built-in robes and master boasting a bay window, ceiling fan, reverse cycle air conditioning, walk-in-robe and ensuite, supplemented by a tidy family bathroom, separate toilet and full-sized laundry with stone workbench plus a built in AEG 8kg washing machine. Furthermore, the home offers, ducted heating, evaporative cooling (disconnected), split system air conditioning, 11kw solar panels with 10.1kw battery, wiring to connect a generator, water tank, two driveways, single lock-up carport plus a double garage with wiring set up for an EV charger. Situated in a location that grants easy access to buses, Yarra Hills Secondary College, reserves, Warburton Rail Trail, Mount Evelyn shops, cafes and restaurants, Mount Evelyn Primary School plus Lilydale Village and trains.