

# 12 Avalon Grove, Ringwood North, Vic 3134



## House For Sale

Wednesday, 17 January 2024

12 Avalon Grove, Ringwood North, Vic 3134

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 900 m2

Type: House



Jay Carroll  
0433266162



Michelle Zachariah  
0425767900

**\$1,850,000 - \$1,950,000**

Striking style in a serene setting, effectively doubling its original size with an extraordinary extension, this exceptional residence provides the perfect illustration of luxury living with its meticulously crafted interior, exquisite outdoor entertaining, professionally landscaped garden and tranquil Dandenong Ranges views. Drawing you inside, a wide entry foyer flows freely through to the stylish open plan living, dining and kitchen domain. The kitchen details ; reconstituted stone benchtops, twin Electrolux pyrolytic ovens, Electrolux induction cooktop, Bosch dishwasher, glass splashbacks, soft-close cabinetry, island breakfast bench/table plus an abundance of storage options, including a butler's pantry complete with pot sink. Entertaining is made easy with stacker doors retracting onto an alfresco entertainer's deck and sun lounge area with, season changing views encompassing the Dandenong Ranges, while a second living zone downstairs, benefits from a combustion fireplace (that delightfully warms upstairs via the flue) complete with kitchenette ,easy access to the back verandah, a covered 8-person Oasis spa, established gardens and a fabulous rustic firepit zone. Family accommodation comprises two oversized bedrooms featuring floor-to-ceiling robes and built-in desks, third bedroom with walk-in-robe, plus a master suite boasting his/her walk-in-robos, laundry chute, private balcony and lavish floor-to-ceiling tiled ensuite with a Messmate vanity, rainfall-effect shower, heated towel rails and private toilet. Further supplemented by a dual access study detailed with a large built-in desk, modern family bathroom with a stylish freestanding bath, powder room, downstairs bathroom, separate toilet, huge laundry featuring an internal clothesline plus a utility room - ideal as a yoga retreat, gym or hobby room. Complemented by quality window furnishings throughout, a wine cellar, Actron Air zoned ducted heating and refrigerated air conditioning, double glazing, LED downlights, gas instant hot water, water tank, under house storage, wood shed, garden shed, tool shed/cubby, workshop/storage plus a large double garage. Delivering an exceptional lifestyle, near the beauty of Mullum Mullum Creek Trail, Yarra Valley Grammar, Luther College, Ringwood Heights/Ringwood North Primary Schools, Norwood Secondary College, reserves, Eastland Shopping Centre, Costco, trains plus Eastlink.