

# 12 Cottage Crescent, Torquay, Vic 3228

## House For Sale

Thursday, 9 November 2023



12 Cottage Crescent, Torquay, Vic 3228

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 503 m2**

**Type: House**



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**\$1,595,000 - \$1,645,000**

This 4-bedroom impeccably presented and super stylish family home is spacious and bathed in natural light! With terrific street appeal and crafted over two levels, this beautiful custom designed family home is sure to meet the needs of modern family life, guaranteed to lure you in upon arrival! Step inside and you will appreciate the astute floor plan, commencing with a welcoming entry, a dedicated home office, master bedroom on the ground level for ease of living now and in the future! Complemented with a sizeable walk-in robe and deluxe ensuite with stone vanity, oversized shower & heated tile flooring, adding to the feature packed ground level is the theatre room with raised step for multi-level viewing, moving towards the rear of the ground level is the centerpiece of the home being its oversized kitchen space, with oversized stone island benchtop, along with Smeg appliances throughout including induction cooktop, integrated range-hood, Integrated dishwasher, and combination Smeg microwave, all set with large window splash backs to enhance the natural light and meticulously landscaped outdoor gardens. Sliding the doors open to a private and secure rear yard with alfresco dining providing a great space to gather and entertain family and friends all year round, resort like facilities include the in-ground pool with 'naked system' (freshwater filtration), 5-person spa, outdoor hot & cold shower, custom built integrated & filtered garden fishpond, outdoor gas line for built in BBQ, built-in kids trampoline and feature garden lighting throughout – all of which further creating your home Surfcoast sanctuary! Moving to the first floor you will find accommodation of the additional 3 large bedrooms inclusive of walk-in robes, one of which includes an additional ensuite, the other two bedrooms serviced by a beautiful family bathroom and separate powder room, a third living space / rumpus room with expansive & impressive ocean view complete this level. Additional property features include split system heating and cooling to the ground & first floors, 2700mm ceilings in the ground floor and 2580mm high ceilings at the first floor, Square cut cornering throughout, striking modern Vic Ash timber open staircase, partially double glazed windows, ample additional storage throughout, remote operated / zoned sun and block out blinds throughout, double garage with ample parking in front yard, 'Tesla' Battery with 20 Solar panels, smart 'Ascea' gas fireplace in main living zone, smart 'Big Ass' Fans in living room, heated underfloor tiles in main downstairs ensuite, soft closing draws & cupboards, handle less kitchen draws & cupboards, 2 pack paint finished throughout kitchen & water plumbed for fridge tap. All of this and more cited on its beautifully landscaped, manicured gardens on a 503m<sup>2</sup> (approx.) allotment. Situated in the family friendly Stretton Estate, a short stroll to Torquay Coast Primary School and easy bike ride to the Lisieux Catholic Primary school and minutes to the Dunes Shopping Village, parks, sporting reserves, childcare facilities, and beautiful local beaches. This is an ideal opportunity for the discerning buyer seeking the ultimate lifestyle, coastal retreat, or family dream home, this one awaits. Call today for more details or to arrange an inspection!