

12 Craithie Avenue, Park Orchards, Vic 3114

House For Sale

Monday, 22 January 2024



12 Craithie Avenue, Park Orchards, Vic 3114

Bedrooms: 4

Bathrooms: 3

Area: 2385 m2

Type: House



Dallas Taylor
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\$1,900,000 - \$2,090,000

Immediately welcomed into this wonderful, spacious light soaked home, delivering an irresistible family lifestyle at a central Park Orchards address. Solidly crafted with polished timber floors and large picture windows reflecting the beauty and seclusion of an established leafy half acre plus, with all living spaces connecting effortlessly. Displaying four generous bedrooms with built-in robes plus two bathrooms. Boasting a modern family amenity with granite benchtop, bath, stepless shower and sep WC. Master with floor to ceiling glazing is zoned on entry with large fitted WIR and ensuite. Three large elegant domains occupy their own zones and extend to full length outdoor entertaining, comprising an open merbau decked pergola and paved undercover entertaining hub with mains gas BBQ connection. Introduced to the calm surrounds of the formal lounge and dining with open brick fireplace, enveloped by views of the golden elm tree. A study with integrated desk and built-in cabinetry complements this quiet area. Travelling through to family/meals and an island kitchen featuring high-end Falcon oven with gas cooktop. Streamed with natural light from impressive north facing windows that bring the serene garden outlook inside. A rumpus room with second open fireplace extends to a great covered party zone, ideal for guests to enjoy all year round. A unique plumbed claw-foot bath and shower with merbau screen is an immersive option or fill it with ice and add your favourite drinks as an esky in summer. To the rear of the home is the perfect firepit area or opportunity to install a swim spa/plunge pool, with sun soaked deck already built to compliment it. Dual garages have been converted to home office/yoga studio/gym or possible guest accommodation, with ample off-street parking for extra vehicles, a caravan, boat or trailer plus room to turn around. Extra features: gas ducted heating, ceiling fans, quality window furnishings, laundry and storage, drying cupboard with heating vent, 2 huge water tanks and vegetable patch, and built-in merbau seating. Stroll to gourmet cafes/shops, 100 Acre walking tracks, Domeneys Reserve, along with Park Orchards Kinder and Primary and St Anne's Primary. Minutes to buses servicing Yarra Valley Grammar and Luther College along with the 271 bus and city services. Great access to The Pines Shops, Tunstall Square, Eastland, The Mullum Mullum Trail, freeway and Eastlink.