

# 12 Dawson Court, Aspendale Gardens, Vic 3195

AREA SPECIALIST

## Sold House

Wednesday, 12 June 2024

12 Dawson Court, Aspendale Gardens, Vic 3195

Bedrooms: 4

Bathrooms: 2

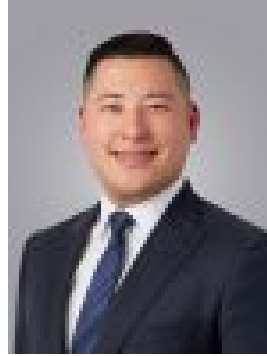
Parkings: 2

Area: 530 m2

Type: House



Art Sudharm  
0403571245



Andy Choi  
0432671702

**\$1,100,000**

Its Addressed: A sanctuary of serenity in a peaceful leafy pocket, this cherished family home welcomes and inspires with its spacious design and refreshed interiors, creating a lifestyle of ease within a stroll of everyday amenities. Commanding attention with its elegant presence, the property's classic brick facade is framed by a wide frontage and expansive green lawn, opening to reveal a comfortable flowing layout. The formal living/dining room is enhanced by crisp white walls and sophisticated timber-style floors, fostering a chic modern aesthetic, while the adjoining meal space spills to the entertainers' alfresco and sunny manicured backyard. Placed to encourage sociable meal prep, the well-appointed kitchen is equipped with quality stainless-steel appliances, resting alongside a versatile rumpus with sumptuous plush carpet for cosy movie nights. There's also a peaceful downstairs bedroom for overnight guests that doubles as a study for quiet productivity, plus a built-in laundry, convenient w/c and internal garage access. The upper level continues the soothing vibes, presenting three additional bedrooms with plentiful storage and seamless bathroom access, including a private primary suite for busy parents. This oasis of calm features a sizeable walk-through robe with an electronic safe, plus an updated ensuite with a stylish undermount vanity, floor-to-ceiling tiles and a frameless corner shower. Ducted heating, evaporative cooling and a strategically placed split-system air conditioner unite to maintain an optimal temperature all year round, while quality extras include a spa bath, a useful storage shed, two water tanks and window furnishings throughout. Prioritising convenience from its coveted community-focused court, this impressive home is placed within a short walk of Aspendale Gardens Primary School and Aspendale Gardens Shopping Centre. Nature enthusiasts will love Beach Road for weekend cycling, plus there's easy access to popular Nest Cafe, the Waterways Estate and wetlands for walking the dog or exploring with the kids. It's also moments from Mordialloc College and a short drive to glorious sandy beaches, while proximity to local buses, Aspendale Station, the M3 and Mornington Peninsula Freeway is great for commuters. Move-in ready with scope to personalise, this is an exceptional opportunity in a family-friendly location. Explore the possibilities on offer by contacting Art on 0403 571 245 today. There is an Art to buying! Property specifications:- Modern neutral palette, contemporary floating floors, sumptuous plush carpet- Comfortable living/dining room with split-system AC, versatile carpeted rumpus- Tiled meal space flows to covered entertainers' alfresco and easy-care backyard- Kitchen has ample storage, electric wall oven, gas cooktop, Westinghouse dishwasher- Four bedrooms, built-in robes x 2, walk-in robe to primary, updated ensuite- Family bathroom has spa bath and separate w/c, laundry and downstairs w/c- Ducted heating, evaporative cooling, under stairs storage, halogen downlights- Double garage with internal access, two water tanks and storage shed For more Real Estate in Aspendale Gardens contact your Area Specialist - Art Sudharm Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.