

12 Pelican Court, Shepparton, Vic 3630

House For Sale

Tuesday, 21 November 2023



12 Pelican Court, Shepparton, Vic 3630

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 733 m2

Type: House



Chris Drum
0358218388



Kelvin Maude
0358218388

AUCTION Friday 8 December @ 6.00pm

At the west end of a quiet court in the golf club precinct is this impressive residence, showcasing the owner-builder's flare for clever design and family living. The wide entrance and polished floorboards set the standard of quality throughout this home. At its heart is the well designed kitchen featuring ample bench space, storage, a walk-in pantry and a breakfast bar. Tall ceilings with featured bulkheads and perfect cornices enhance the large format family room and meals space opening to the rumpus, outdoor deck, home office and garage. The master suite is spacious with views to the garden, serviced by a large dressing room with built-in robes, and ensuite with a double vanity and a separate toilet. The three remaining bedrooms are a generous size with built in robes, in proximity to a comfortable family bathroom, supplemented by the additional external vanity. Climate control is provided by split system reverse cycle air-conditioning to all rooms, the running costs moderated by the roof top solar system and extensive insulation. Additional insulation includes acoustic bats between living areas, laundry and bedrooms. Outside is a well designed garden with automatic watering system beyond the covered east-facing deck. The property features excellent accommodation for vehicles and sporting equipment; the double garage offers vehicle access to the rear yard and on to the 6m x 7m steel shed. The shed is equipped with storage racks, mezzanine floor, a toilet and vanity. Positioned at the top of a quiet court, close to the Shepparton Golf Club and the Goulburn River reserve, this is a very appealing property offering a premium family lifestyle. Inspection will impress.