

**12 Reserve Road, North Warrandyte, Vic 3113**

**House For Sale**

Thursday, 21 March 2024



12 Reserve Road, North Warrandyte, Vic 3113

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2083 m2**

**Type: House**



Alan Wang  
0391258568



Huseyin Ozsehitoglu  
0391258568

## Expressions Of Interest | \$1,200,000 - \$1,320,000

Capturing the essence of its idyllic North Warrandyte surroundings with a dedicated focus on indoor-outdoor connectivity and superior family entertaining, this updated family residence is a carefree retreat focused on relaxed living and set in a private enclave only minutes from Warrandyte Village and the beautiful Yarra River. From a commanding position set back for maximum privacy, welcoming interiors and a flexible floorplan highlight soaring timber beamed cathedral ceilings and generous living and entertaining zones set across two levels with an open plan family lounge and dining that seamlessly connects with an expansive alfresco entertaining deck. An updated entertainer's kitchen is the inspiring hub of the home with plenty of breakfast bar seating, stone benches, custom cabinetry, oversized upright stove and servery window to the outdoor entertaining deck. Divided into two separate and distinct accommodation wings with updated wet areas, the front of the residence comprises a master bedroom with ensuite and two further bedrooms sharing a jack and jill bathroom, whilst positioned to the rear of the home, two further bedrooms share a central family-sized contemporary bathroom offering the perfect balance for owner occupiers with younger children needing to be close or older children wanting more privacy and independence. Downstairs, curated living continues with an expansive, tiled rumpus room and separate study/home office offering plenty of potential for a kitchenette and bathroom, providing an excellent opportunity for those looking for multi-generational living, a work from home studio or as an added level of entertaining at home that leads out to the inground swimming pool and spa. Gas heated and offering a resort style experience set within a lush half acre (approx.) of land with plenty of space to explore and a cubby house for the kids, this property offers the dream for those looking to grow up in a home that caters to everyone. Other features include ducted heating, split system heating/cooling, wood fire heater, separate laundry and off-street parking. Beautifully positioned within a quiet bushland pocket synonymous with the coveted North Warrandyte lifestyle, this property is only a short drive (or local bus ride) from the centre of vibrant Warrandyte, where cafes, eateries and local boutiques welcome one and all and the Yarra River looks her best. Situated near public transport and private school bus routes, this property defines North Warrandyte living with effortless entertaining and a place to call home for everyone.