

# 12 Robbins Court, Epsom, Vic 3551

**McKean  
McGregor**

## Sold House

Tuesday, 27 February 2024

12 Robbins Court, Epsom, Vic 3551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 711 m2**

**Type: House**



Bec Allen

0438528091

**\$730,000**

Located in an established and friendly neighbourhood in Epsom, this stylish modern home is impeccably finished from front to back and is sure to impress. The Hamptons inspired, Paul Gray built home is walking distance to local ovals, supermarket and childcare in addition to nearby public transport links. With timeless and classic design choices, the home presents a lifestyle property for those at all ages and stages.- Positioned in a quiet court in Epsom, just minutes from supermarkets, childcare, schools and parklands- Paul Gray quality built home- Multiple living zones providing flexible living options- Modern premium finishes throughout- 6m x5m powered shedding

The contemporary take on Hamptons inspired design runs throughout beginning with a striking and fresh façade, with a mix of materials and quality exposed aggregate pathways provides ample curb appeal. The front door opens into a wide entryway giving a great feeling of space and grandeur. To the right side is the first of the living spaces offering great flexible living options. Down a central hallway, the double door entry to the generously sized master suite featuring his and hers walk-in robe and ensuite bathroom retreat with oversized shower. The bedroom wing includes three bedrooms, all with built-in robes, can be found at the rear of the home off a separate hallway. This wing also includes a separate toilet; 3-piece family bathroom where the timeless design choices continue. At the heart of the home is the open plan kitchen and dining area, framed in windows it is flooded with natural light and flows seamlessly to an additional living space, currently set-up as a playroom, it provides flexibility for family use. The stylish u-shaped kitchen offers ample storage including a walk-in pantry and quality finishes of stainless steel appliances and timber serving window to outdoors. Tucked away behind is the functional family laundry, filled with storage and offering access to the rear yard. Glass sliding doors from the dining open out to a great decked alfresco area – ideal for entertaining year-round with custom timber bench seats wrapping the space. Fresh lush green lawn, and established garden bed edging makes the rear yard an oasis for the whole family to enjoy. Thoughtful addition of 6m x5m powered shedding, is a great further living area, home workshop or studio space and fitting perfectly into the usable yard.

Additional features:- Ducted evaporative cooling and gas heating- Ceiling fans throughout- WiFi controlled sound system indoors/outdoors- Garden shed- 6x5m powered shedding- Dual side gate access to rear yard- Yard irrigation; fully automated and dual control- Cubby house- Built in garage shelving- Plantation shutters throughout- Built in storage throughout- Stainless steel kitchen appliances; dishwasher, 900mm oven and 5 burner gas cooktop