

# 12 Sugargum Drive, Waurnd Ponds, Vic 3216



## House For Sale

Thursday, 1 February 2024

12 Sugargum Drive, Waurnd Ponds, Vic 3216

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 747 m2

Type: House



Yan Lin  
0352294440



Luen Ford  
0479181855

**\$839,000 - \$889,000**

Your dream home awaits with this meticulously designed 4-bed, 2-bath sanctuary nestled on a generous 747m<sup>2</sup> land. Step into luxury with a grand 2.7m wide hallway boasting double doors at the entrance, setting the tone for elegance. Revel in the spaciousness of high ceilings adorned with downlights, creating a warm ambiance throughout. This home boasts a seamless flow of tile flooring in main living and wet areas, offering easy maintenance, while plush carpeting graces each bedroom for ultimate comfort. Your master retreat awaits at the front, featuring a spacious walk-in robe and a fully tiled ensuite. Indulge in relaxation with a spa bath, double sink vanity with stone bench, and a separate shower. A private study adjacent to the master is perfect for your home office needs, ensuring privacy and productivity. Entertain in style with a second living space on the right side, showcasing laminated timber flooring and French shutter windows for added charm. The heart of the home lies in the open-plan kitchen/dining/living area, seamlessly connecting for effortless gatherings. The modern kitchen boasts a long stone benchtop, splashback, and top-of-the-line stainless steel appliances, including a 900mm electric oven with gas cooktop and a matching range hood. Ample storage is provided with full sets of cupboards, drawers, and a built-in pantry. Dine in luxury at the wide kitchen island with stone benchtop, overlooking the serene backyard. Experience indoor-outdoor living at its finest with sliding doors leading to the undercover alfresco area, complete with ceiling fan and freshly repainted decking. Additional features include central heating and cooling throughout, a spacious laundry with extra storage, a concreted driveway, and low-maintenance front landscaping. Perfectly situated, this prime location offers convenience at your doorstep. Opposite Waurm Ponds train station and with a bus stop outside, commuting is a breeze. Enjoy proximity to Waurm Ponds Shopping Centre, Deakin Uni, Epworth Hospital, and easy access to Geelong Ringroad. Just 15 minutes from Geelong CBD and the Surf Coast, this home is surrounded by local amenities including early learning centers, primary schools, and colleges. Don't miss this opportunity to secure your slice of paradise in Waurm Ponds! Contact us today to arrange your private inspection.\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.