

12 Valley Way, Warrandyte, Vic 3113



House For Sale

Saturday, 13 April 2024

12 Valley Way, Warrandyte, Vic 3113

Bedrooms: 5

Bathrooms: 3

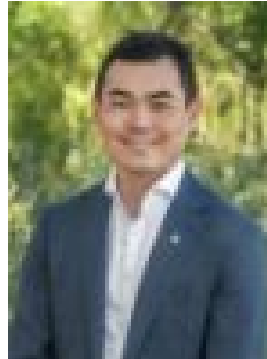
Parkings: 2

Area: 1321 m2

Type: House



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Edison Kong
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\$1,100,000 - \$1,200,000

AUCTION THIS SATURDAY | Poised high above picturesque native treetops and lush established gardens, this expansive family residence presents an exquisite bushland retreat with stunning panoramic views encompassing distant mountains. Showcasing expansive open plan interiors across two floors, the home offers a thoughtfully zoned floorplan ideal for growing families. Ideally positioned within walking distance of local Goldfields Shopping Centre, Andersons Creek Primary School and buses, and mere moments from the vibrant Warrandyte shopping, café and restaurant precinct, the home is also set close to Yarra River walking trails, Gold Heritage Walk, Donvale Christian College, The Pines Shopping Centre, Carey Donvale, Yarra Valley Grammar and Luther College. An immense living room with an inviting open fireplace is framed by a soaring exposed beam cathedral ceiling, and flows out to an elevated balcony boasting enchanting treetop views. A spacious separate open plan living and dining area offers an additional wood burning heater, and is set alongside a rumpus room / large home office, creating a flexible layout for family living. Sliding doors lead out to a paved undercover terrace, ideal for relaxed outdoor dining and year-round entertaining, while the backyard features a substantial family-friendly lawn and leafy established gardens. The generous modern kitchen comprises ample classic timber cabinetry, a breakfast bar for casual meals, and stainless-steel appliances including a dishwasher, an electric wall oven and gas cooktop. Situated on the ground floor, an oversized master bedroom features a large walk-in wardrobe and an indulgent private ensuite with a corner spa bathtub. Elevated on the upper level, a substantial second master bedroom includes a walk-in wardrobe and full ensuite, and is adjacent to a large retreat living area / office with full height bookshelves. Three additional bedrooms are each equipped with built-in wardrobes, and are complemented by an airy central bathroom with a separate bathtub. Freshly painted and featuring gas ducted heating, evaporative cooling, polished hardwood flooring, ample inbuilt storage, a full laundry with direct outdoor access, and a lock-up shed, the home also includes a remote double lock-up garage. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.