

# 13 Arwon Court, Sandhurst, Vic 3977



## House For Sale

Friday, 17 November 2023

13 Arwon Court, Sandhurst, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 769 m2

Type: House



Bryce Houston  
0397826322



Olivia Benzur  
0432744665

**\$1,250,000 - \$1,350,000**

Built by renowned Henley Homes, this magnificent 4-bedroom residence can easily accommodate to your heart's desire. An expansive layout is perfect for the growing family and its grand gatherings, promising an unparalleled lifestyle within the Sandarra Estate. Welcomed by a grand entranceway through to a home office/study/library that leads to a formal dining room and informal sitting room, moving beyond to a sprawling open plan living and dining expanse filled with natural light. The kitchen is pure ease who love cooking, dining and entertaining, with an elegant crimson splashback, and stone benchtops that frame a 900mm gas cooker, dishwasher, spacious pantry and a breakfast bar. Sliding doors transition to the covered alfresco entertaining space where you can oversee the kids playing on the soft manicured lawn in the rear yard, bordered by the most beautiful flowering gardens. Three robed bedrooms encircle a parents retreat room upstairs, including the master suite with its own balcony, large luxury spa ensuite and an impressive dressing room. Add to this the security of a double garage with both rear and internal access and the comforts of ducted heating and evaporative cooling.

- Master bedroom (large dressing room & balcony)
- Luxury ensuite (sep WC, spa bathtub, shower & double vanity)
- 3 further bedrooms with built in robes
- Parents retreat room upstairs
- Kitchen (quality appliances, stone benchtops, ample storage)
- Adjoining meals/dining area
- Spacious open plan family zone
- Formal dining room
- Informal sitting room
- Home office/study room/library
- Family bathroom (bath, shower & vanity)
- Separate toilet
- Downstairs powder room
- Outdoor paved alfresco entertaining
- Large, manicured lawn area
- Immaculate colourful flowers & garden surrounds
- Double lock up garage (rear & internal access)
- Total land size: 769sqm approx
- Home size: 350sqm approx

Poised in the sought-after Sandarra Estate, walking distance to buses, Sandhurst Golf Club, walking trails, parks, Banyan Fields Primary & Carrum Downs Secondary College, close to Carrum Downs Shopping Centre plus Eastlink and Peninsula Link Freeways. If you would like a copy of the Section 32 Vendors Statement, please email us today. For further information please call Olivia Benzur on 0432 744 665 or Bryce Houston on 0405 241 001.