

# 13 Berala Court, Ringwood, Vic 3134



## House For Sale

Wednesday, 12 June 2024

13 Berala Court, Ringwood, Vic 3134

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Mike Wang  
0416558501



Harlan HollandHughes  
0481784882

**\$980,000 - \$1,070,000**

Poised in a peaceful court that is walking distance to premium schools and amenities, this four-bedroom home, possessing a spacious floorplan and backyard entertaining, is perfectly proportioned and positioned for family living. Inside, the home showcases a thoughtfully zoned layout, where you'll discover some upgraded spaces, as well as the scope to add your own personal touches. Two large living zones feature within the home, beginning with a front lounge that is accented by a vaulted ceilings with exposed beams, a full-length stained-glass window and a Coonara wood heater. An expansive, open plan domain consisting of a family, meals area and kitchen occupies the heart of the home. Here, stainless steel appliances, a breakfast island and abundant storage provide the perfect setup for cooking and socialising. This central hub seamlessly connects to a large deck through a sliding door, creating the ideal environment for entertaining. The backyard below is superbly sized, supplying plenty of room for children and pets to play within full view of their parents. Back inside, two separate sleeping wings, each featuring two bedrooms with sliding mirrored wardrobes, offer comfortable accommodation. Complementing these rooms are two bathrooms, one of which has been stylishly renovated. Additional features enhancing the property include ducted heating, evaporative cooling, generous storage and a double carport with an adjoining storeroom/possible office. Its sensational location provides a superior level of convenience. It is situated within walking distance to bus stops, reserves, the Common Room café, Mullum Mullum Creek Trail, Kalinda Primary School, Yarra Valley Grammar and Burnt Bridge shops. Only a few minutes' commute to McAdam Square, Good Shepherd Primary School, Luther College, Eastland and EastLink. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.