

**13 Burge Drive, Sunbury, Vic 3429**



**Sold House**

Tuesday, 30 April 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



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**\$781,000**

Embrace a life of stylish ease with this immaculately presented four bedroom, two bathroom home nestled on 640m<sup>2</sup> (approx.) in the sought-after Ashfield Estate. This light-filled haven offers the perfect blend of modern design, functional spaces, and privacy for the ultimate family living experience. Hybrid flooring and plush charcoal carpets create a chic, inviting atmosphere throughout the seamlessly connected living and entertaining areas. A generous lounge flows to open plan meals and living areas surrounding a spacious updated kitchen showcasing stunning 6cm thick Caesarstone benchtops, soft-close drawers, a Bosch oven, 90cm 5-zone cooktop, and a Bosch dishwasher. Outside, an expansive undercover outdoor entertaining area is perfect for alfresco dining or hosting parties and features a built-in bar with wine barrels. The ideally orientated north-facing rear yard ensures ample sunshine throughout the day to the generous lawned area with established perimeter beds. Meanwhile, accommodation comprises four generous bedrooms including a main bedroom with a trio of bay windows, a spacious walk-in robe, and a pristine ensuite. The updated bathrooms are both dressed in soothing neutral tones, with a bath, shower, and a separate toilet to the main. A brilliant bonus of this perfect home is a powered shed in the rear yard that offers endless possibilities for versatile use as a home gym, workshop, or office, complete with a roller door and separate entrance. Other excellent features include an integrated double garage with a rear roller door, gated side access, timber venetians, ducted heating, evaporative cooling, ceiling fans, excellent storage, a good-sized laundry, and 2 x 2,500-litre water tanks. Positioned for the best in modern convenience, it's close to playgrounds, parks, Holy Trinity and Sunbury Heights primary schools, Sunbury Downs Secondary College, Sunbury central shopping/café precinct, train station, and Calder Freeway access.