

# 13 Farrer Court, Warranwood, Vic 3134



## House For Sale

Thursday, 8 February 2024

13 Farrer Court, Warranwood, Vic 3134

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 746 m2

Type: House



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**\$1,150,000 - \$1,250,000**

Graceful design, generous dimensions and private gardens crowned by a gorgeous entertaining area capture the essence of this 4-bedroom plus study residence offering the most idyllic setting for family living. Occupying approximately 746sqm in the bowl of a court, the home's picture-perfect position is within strolling distance of bus stops, strip shops, parks, trails, Warranwood Primary and Melbourne Rudolf Steiner School. Only a short drive to Yarra Valley Grammar, Luther College, McAdam Square, Ringwood North Village, Eastland and EastLink.- Possessing a warm and welcoming ambience, the home is adorned with polished hardwood floorboards and elegant bow cornices- Its twin living and dining areas provide families with the space they crave including a combined lounge and dining room, a meals area and a rumpus with a built-in wet bar- The rumpus provides a seamless connection to an expansive covered entertaining deck with a ceiling fan, lighting and café blinds, resting within a private backyard that is a play haven for children and pets- The stunning new kitchen with a breakfast bar is a delightful hub to cook and socialise. It comprises quality appliances, a double-door pantry, soft-close shaker-profile cabinetry, tiled splashbacks and stone benches- A study rests near the home's entrance, ideal for remote work or learning- A laundry with powder room access complements the home's ground floor footprint- Upstairs, four large bedrooms with built-in wardrobes provide a comfortable environment for sleep- The master suite boasts a walk-in wardrobe and a floor-to-ceiling tiled en suite- The children's bedrooms share a floor-to-ceiling tiled family bathroom and a separate wash closet- Further features that enhance this impressive home include ducted heating, evaporative and split system cooling, ducted vacuum, LED downlights, plentiful storage, a clothesline and a remote double garage