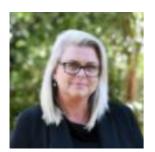
## 13 Frodsham Road, Ringwood, Vic 3134 House For Sale



Friday, 19 January 2024

13 Frodsham Road, Ringwood, Vic 3134

Bedrooms: 4 Bathrooms: 2 Parkings: 2 Area: 955 m2 Type: House



Lisa Devenish 0422453453

## \$1,300,000 - \$1,400,000

Imagine a place where resort-style entertaining and evening sunset gazing can be enjoyed every day. A placewhere the family can stretch out in comfort, in a safe and convenient no-through road environment. Introducing 13 Frodsham Road, Ringwood. Resting atop tiered gardens, beyond a wall that grants wonderful privacy, the home flaunts a rendered exteriorand a uniquely functional floorplan that has been renovated stylishly. Beaming with natural light, the home's inviting interior, adorned with polished hardwood floorboards, soft carpet and sleek tiling, is configured forseamless indoor-outdoor living. It offers two communal spaces for relaxation and socialising, beginning with asunken lounge with a built-in bench seat. Exemplary open plan living and dining is demonstrated at the heart of the home, featuring a cosy wood heater and a statement kitchen that hosts quality appliances, an integrated dishwasher and bin, herringbone tile splashbacks, soft-close cabinetry, Caesarstone benches and a breakfastisland. Timber bi-fold doors and a servery window slide across this area to an outdoor oasis, where privateentertaining can be relished throughout the seasons. Utilising space to its fullest potential, the extensive covered deck features cafe and block-out blinds, showcasing city views. Additionally, it provides an idealvantage point overlooking the manicured backyard, which stars a salt-chlorinated, solar-heated swimming pool, Travertine pavers and tropical gardens. For sleep, work and recuperation, the home is also generously accommodating. It has four robed bedroomsplus a retreat with a study nook and deck access. The front master suite boasts a walk-in wardrobe and anensuite with a double shower. The rear-wing bedrooms, including one with external access, share a bathroomwith a walk-in shower and a luxurious soaker tub. Enriched with a great list of inclusions, this impressive home has a large, well-fitted-out laundry, ductedheating, evaporative cooling, CCTV cameras, quality sheers, block-out and black-out blinds, a water tank with apump, generous storage plus a double carport with a remote-control roller door. Its first-class location is a short walk away from bus stops, reserves, Kalinda Primary School, Yarra ValleyGrammar and the Common Room Cafe. Only a few minutes' commute to Good Shepherd, Warranwood and Melbourne Rudolf Steiner Schools, Luther College, Ringwood North and McAdam Square shops, Eastland, Ringwood Train Station and EastLink.