

# 13 Holmsgarth Court, Brown Hill, Vic 3350

**McGrath**

## Sold House

Friday, 5 April 2024

13 Holmsgarth Court, Brown Hill, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1105 m2

Type: House



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**\$862,500**

With a magnificent backdrop of scenic Brown Hill, this 2018 constructed family home has been fastidiously maintained inside and incredibly set up outside. Side access through electric gates to high clearance additional garaging adds a tick to an important box for prospective purchasers. • Kerbside appeal is enormous here with detailed landscaping from top to toe of this beautiful family home. Irrigated turf lawns, well designed gardens and easy to navigate driveways where not a single stone is out of place. • Inside you'll appreciate the carefully considered floorplan which gives due consideration to the requirements of many families alike. • The master is positioned at the front of the home and features his and hers walk in robes and a convenient ensuite bathroom with dual basins, a large shower and a separate toilet. • Bedrooms 2, 3 and 4 position across the rear of the home, supported by the family bathroom. • There is a versatile study space for those who work from home, or this area could also be utilised as a 3rd living or kids play space. • Two living spaces, headlined by the central kitchen meals living space which forms the hub of the home, supported by a formal lounge or cinema room which is a great break out space. • The kitchen is dressed in well designed joinery and features high quality appliances. An island stone bench with waterfall ends forms the focal centrepiece of the design, and a walk in butlers pantry with sink is a feature. • From the dining space, you spill out to the decked alfresco entertaining area. This has been extended to seamlessly blend the deck with the immaculate landscaping. • Dual levels in the yard are separated by retaining walls camouflaged with stunning gardens. There is a water tank and pump also positioned behind the additional Colorbond garage. • Through double electric gates you have access to the additional 12m x 7m Colorbond garage with extra high clearance, enough space for 4 vehicles or multiple vehicles and your full size caravan. • Storage in the home is outstanding with all bedrooms offering walk in robes, the laundry boasting a walk-in linen closet. • Further features of note include a substantial solar set up, gas central heating and evaporative cooling. • Situated on an extremely comfortable 1105sqm allotment, with easy access down to the Western Freeway, a short drive to multiple schools and also the convenience of the Victoria Street IGA complex.