

**13 Koolah Drive, Lara, Vic 3212**



**House For Sale**

Thursday, 14 March 2024

13 Koolah Drive, Lara, Vic 3212

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Matthew Wade-Taylor  
0352824699



Riley Kirkwood  
0427996705

## \$1,000,000 - \$1,100,000

Welcome to a stunning embodiment of contemporary living in this brand new Mimosa home build, spanning across a 448m<sup>2</sup> block (approx) of elegant design and impeccable craftsmanship. Indulge in the luxurious comfort of this exquisite residence, featuring spacious bedrooms and abundant living spaces. Four generously sized bedrooms await, each adorned with walk-in robes, ensuring both comfort and practicality by providing ample storage space for all your wardrobe essentials. Unwind with three expansive living areas, offering versatile spaces for relaxation, recreation, and social gatherings. The heart of the home beckons with a contemporary open-plan kitchen, meticulously designed to inspire culinary creativity and social interaction. Adorned with high-end appliances, sleek cabinetry, and ample countertop space, this kitchen combines practicality with aesthetic appeal, elevating the art of cooking and dining. Both floors have an ensuite to one bedroom, where residents can indulge in private moments of relaxation and rejuvenation. Complementing these ensuite facilities is an additional fully equipped bathroom & powder room to serve all. Outside, you'll find the undercover alfresco area to embrace outdoor living throughout the year. Just beyond is the beautifully landscaped outdoor area meticulously designed for relaxing. Capping off the backyard is a concerted garden shed providing ideal storage. Additional amenities elevate the comfort and functionality of this residence, ensuring a seamless living experience. With zoned ducting heating, which efficiently disperses warmth throughout the home while offering personalized climate control for individual zones. Refrigerated cooling is also available, guaranteeing a cool and refreshing indoor environment even during the hottest days. Simplify household chores with the convenience of the large laundry room, boasting ample space for laundry appliances and storage. This is one not to miss, contact us to arrange an inspection. Features: • 4 Bedrooms • 3 Living Zones • 3 Bathrooms • Zoned R/C A/C • Undercover Entertaining • Brand New Build

\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\*\*Photo ID is required at all open for inspections.\*