

# 13 Sun Orchid Circuit, St Helena, Vic 3088

## House For Sale

Wednesday, 10 April 2024

13 Sun Orchid Circuit, St Helena, Vic 3088

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Park

0472669703

**ESR: \$950,000 - \$1,020,000**

Expressions of Interest: Offers Close Monday 6th May at 12pm (Unless Sold Prior) Offering as much in terms of lifestyle as it does in comfort, convenience, and easy liveability, this impressive home in a popular, family-focused pocket delivers space, style and subtle sophistication from the moment you step inside. Upon entry discover easy care floor tiles complemented by an inset-carpet in the garden focused, light filled open plan living-meals. Seamlessly integrating a waterfall stone kitchen appointed with premium appliances from Miele and Bosch, an enormous breakfast island, and a plumbed fridge cavity, it opens to an expansive paved precinct wrapping around the side and rear of the house, offering a choice of two entertainment spaces. Both offer a separate louvered roof so you can choose to entertain under the sun or in the shade. A perfectly proportioned study on this level allows you to continue working from home...or just somewhere quiet to surf the net or pay the bills. Anchored by an expansive living area, the first floor introduces a main bedroom with a sitting area, fitted walk-in wardrobe, and a floor-to-ceiling tiled ensuite featuring a stone vanity and walk-in shower. A fully tiled family bathroom with a deep bath, walk-in shower and stone vanity is shared by two further bedrooms. Detailed with an eye to quality, extras include a square-set cornice, guest powder room, linen storage, zoned heating, multiple split system units, laundry with storage, day-night blinds, and a remote double garage with shelving, storage, and internal access. Along with a rear boundary along parklands, easy living is enhanced by a location enjoying coveted zoning, such as St Helena Secondary College and Glen Katherine Primary. St Helena Market Place is nearby, and the Ring Road and Greensborough's Plaza and Station are minutes away.\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*