

# 13 Sunflower Walk, Sanctuary Lakes, Vic 3030

## House For Sale

Wednesday, 7 February 2024



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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 627 m2**

**Type: House**



Alexander Deeb  
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Simon Khouri  
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**\$1,950,000 - \$2,075,000**

A true encapsulation of beauty; this divine custom-built residence exudes quality, entertainment, and convenience. Perfectly positioned with some of the best views Sanctuary Lakes estate has to offer; CBD skyline, panoramic wetlands and ocean. Perfectly positioned and in close proximity to the Skeleton Creek walking trail, throughfare bridge to Altona Meadows, body corporate amenities (pool, gym, sauna, spa, tennis courts), Sanctuary Lakes Shopping Centre, Saltwater P-9 College, Lumen Christi Catholic Primary School, public transport options, parklands, and much more. Thoughtfully and uniquely designed, this fantastic residence offers expansive entertaining zones and thoughtful sleeping quarters, comprising the below:

- Four massive entertaining zones plus a study, inclusive of one open-plan dining and living zone, one family/games area, one theatre/potential fifth bedroom, and one upstairs retreat.
- Overlooking kitchen with walk-in pantry, ample storage options including overhead storage, quality 900mm appliances, dishwasher, tiled splash back, L-shaped island bench and stone bench tops.
- Oversized alfresco flowing into the low maintenance rear garden including a massive solar-heated swimming pool and a BBQ area, great for entertaining family or friends.
- Luxury master suite with his and hers walk-in-wardrobe and ensuite with spa bath.
- Three further upstairs bedrooms with built-in wardrobes, two of which are equipped with a large balcony, centralised by the main bathroom.

Additional features in this home are abundant and include: high ceilings, ducted heating and cooling, alarm system, oversized windows bringing in more natural light, landscaped front and rear gardens, a two-car remote garage with internal and external access, as well as an oversized driveway for plenty of extra off-street car parking. This is an iconic home in an even better position. Don't wait too long to secure this opportunity. Contact Simon or Alex today to arrange your viewing.