

**13 Toorak Avenue, Warragul, Vic 3820**



**Sold House**

Thursday, 21 September 2023

13 Toorak Avenue, Warragul, Vic 3820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 7**

**Area: 706 m<sup>2</sup>**

**Type: House**

**\$640,000**

Are you a 1st home buyer or a couple that like to do the following

1. Walk the dog in the park, go for a jog.
2. Want a Pet friendly environment
3. Walk to town and have a coffee/ leave the car at home
4. Want low maintenance
5. Have time to play sport
6. Have the weekend to go to the beach or bush walking, spending time with friends
7. Don't want to spend all your spare time mowing lawns
8. Love a Hampton style renovation

If you have answered YES to all these questions then you better pick up the phone and book your inspection immediately because we have a property that is the epitome of a comfortable lifestyle with a beautiful renovated home which is perfectly positioned for an effortless lifestyle and on good size block of approx 706sqm which is a must see. Located in a Blue-Chip area where you can leave the car at home and walk to all amenities of Warragul including public transport, local cafes, sporting facilities, schools, walking tracks and parkland. The home has been fully renovated throughout with no stone unturned with nature light radiating a sense of space, flowing floor plan with connectivity that is Impressive from the moment you arrive and step inside with impeccable presentation throughout. Landscaped front gardens with a stunning weeping cherry tree is what greets you and is a talking point. Contemporary elements have been added to the classical elegance of this charming home and the tasteful renovations ensures the original homes character where period features remain and also to create comfort and style with a colour palette of warm white and soft grey teamed with hybrid timber flooring, sun drenched windows and fresh décor enhanced with original high ceilings, deep cornicing, solid architraves, ornate ceilings roses, picture rails and even a barn door to name a few and I must say... this fully renovated home is an absolute credit to the current owners.

Features include:

- Impressive wide entry with pendant lighting will grab your attention and sets the scene for a welcome embrace.
- A country kitchen that will please any cook overlooking open meals area. Your eyes will be instantly drawn to the soft mint gloss tiled splash back and timber benches with ample cupboards/draws, S/S cooking facilities plus dishwasher and a butler's pantry or laundry, or both, Choice is yours.
- A Central Lounge room with a feature mantle and gas log heater is certainly a focal point. Pendant lighting, Large window with light streaming through, a room to sit back and unwind.
- 3 spacious bedrooms, master with WIR and sleek ensuite, walk in large double shower, tiles to ceiling plus stone double vanity, electric heating. Bedroom 2 has WIR, ample draws and beautiful feature mantle with electric heater, 3rd bedroom has BIRs, electric heating and all have ceiling fans.
- Superbly central renovated bathroom with floor to ceiling tiles, bath, shower, with stone vanity.
- Ample space for a study nook.
- Connect outdoors to indoors flowing seamlessly through glass French doors to a fantastic large alfresco area URL with breakfast bar and servery to the kitchen, coonara wood heater for the chillier evenings or what about summer BBQ? Whatever the weather it's all catered for. All retained with a tropical garden to enjoy and overlooking the back yard.
- Good Car accommodation with a single lock up garage and separate workshop or storage. Can easily park 6 extra cars, boat, trailer, have a jet Ski? have that covered, plenty of room. Fully fenced back yard, retained and low maintenance gardens. Ample room for the pets to roam with privacy assured.
- Great side access through large gates and coloured decorative concrete driveway.
- The home has been fully re-wired and re-stumped.

This classy Renovated Hampton Style home is in a tightly held area with beautiful street appeal. There is so much on offer that is appreciated with an inspection where all the hard work is done. A home you would be proud of and happy to call home. One nice renovation, One great location. One smart buy. One look and you will say where do I sign. But my advice to you is... Don't Delay because this property won't last LONG. Inspection welcomed.