

**13 Willowfield Court, Highton, Vic 3216**

**GARTLAND**

**House For Sale**

Tuesday, 23 April 2024

13 Willowfield Court, Highton, Vic 3216

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Area: 2392 m2**

**Type: House**



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## Auction

Willowfield Court is one of Geelong's most aspirational and sought after locations. Set on 2392sqm of land, this stunning Tudor style home perfectly complements the spectacular river precinct location. The imposing street presence sets a high level of expectation for this meticulously maintained family home. The impressive classic circular driveway is the perfect combination of functionality and class, with remote gate access and a large drive through copper-roofed portico at the front door. The vestibule at the entrance creates an immediate sense of grandeur and sets the tone for the rest of this elegant home. Upon entry, if you head to the right, you will step in to the large study, which features a stunning garden outlook, Nicholas Dattner solid oak bookcase, and the room could double as a guest bedroom if required. The formal lounge is both distinguished and warm, featuring a large open fire, cathedral ceilings and south facing aspect to the front picturesque garden. All expectations will be exceeded as you walk from the foyer through to the main living space - the north facing aspect is fully captured by the extensive wall of double-glazed windows. This truly remarkable outlook is a moving collage overlooking the treetops of the Queens Park Golf Course through to Fyansford and Newtown. There is no doubt that this is the heart of the home - it has been fully renovated and offers an enviable list of features. The kitchen is set around the expansive Corian island bench, and is complimented by the quality fixtures and finishes including Gessi tapware, an integrated Leibherr Fridge/ freezer pair, Miele semi-integrated dishwasher, Induction Cooktop, multi-function oven and stacked combie microwave/oven and separate steam oven. The butler's pantry includes extensive storage, stone benchtops and sink with Zip tap. Thoughtfully positioned on the living room side of the island bench is the electric fire, creating both warmth, and an informal central gathering spot. French doors lead from all corners of the living areas onto bluestone paved terrace and BBQ area. The main living area then flows to the family room which is ideally positioned away from the other living areas and is ideally positioned for children or simply those wishing for a little more privacy. This east section of the home includes the family room, bathroom, fully tiled laundry with stone benchtop and internal entrance to the fully self-contained apartment; all of which is set around the large mud room. The upstairs section of the home is perfectly configured so that there is a view from every room. The palatial master bedroom captures the early morning sun and takes in the idyllic panoramic Northern view. The primary suite includes a fully tiled ensuite, expansive walk-in robe, and a comfortable parents retreat. Bedrooms 2 & 3 are incredibly spacious allowing multiple configuration options and are spacious enough to include king size or multiple beds, desks, and bookshelves. The fourth bedroom will be keenly sought after by children of all ages - the raked ceiling, highlight window, and rectangle configuration will allow creative minds to have fun with this space. The main bathroom is also fully tiled and is easily accessed from all of the bedrooms. Both bathrooms have heated floors. An attic ladder & flooring has been added to allow storage in the main roof space, highlighting the accessibility of all useable space. The rear yard has been designed to create multiple functional areas. Accessed from the kitchen/ living area is the first outdoor space comprising a covered pergola that flows out to the elevated timber deck. The terraced yard creates a natural amphitheatre around the heated inground pool. The northeastern corner of the yard is a fully paved area under the shade of a wattle tree which has been used as a fenced dog run in earlier times, and now includes two garden sheds, multiple water tanks, and generous open-air storage. Back up to the west side of the house is private health and wellness retreat. This incorporates the fully equipped home gym, indoor/outdoor spa room with motorized vergola roof, outdoor hot water shower, and is overlooking the purpose-built fire pit. A show piece of the property is undoubtedly the 2-storey self-contained apartment. This purpose-built unit is a fully functional home of its own. This section of the property has been an enviable addition to the property that offers endless options including a living space for parents, guests or potentially an Au Pair. It features its own front door and can be accessed internally from the main house if required, making it ideal if it is being used by those in need of some extra care. Further options include use as a home office or business, or to generate a passive income through short or long term tenancies. To maximise the potential of the unit, it has been designed with all the multiple uses in mind. The ground level includes a bedroom, fully tiled bathroom, European laundry, kitchen, meals and living area. The upstairs section is as spectacular as the main home with a key feature being the Juliet balcony providing one of Highton's finest views. This is a home that commands attention; it has been carefully planned and perfectly executed. A list of features is available including a 9kw solar system with micro invertors, caravan storage, 3 phase power to the garage, a Zappi electric car charger in the large double garage. Further parking for 3 cars. The property is located easy walking distance from some of Geelong's finest schools including Geelong College, St Josephs and Sacred Heart and the wonderful river walking tracks and nearby open spaces. • Stunning Tudor Style home, with second attached

dwelling • Flexible floorplan with multiple configurations • 2392sqm allotment, with north facing rear aspect. • Quiet court location close to schools, parkland and sporting facilities.