

**135 Grantham Drive, Highton, Vic 3216**



**House For Sale**

Friday, 3 November 2023

135 Grantham Drive, Highton, Vic 3216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tiffany Simpson  
0352294440



Sharon Ng  
0425857250

**\$1,449,000 - \$1,499,000**

Impressive from start to finish, this stunning architecturally designed home is situated on an expansive 680 sqm allotment in the prestigious Grantham estate. Encapsulating style, sophistication, and luxury whilst incorporating low-maintenance living, this home has everything you want and more. You'll be swept away the moment you lay eyes on this grand family home. As you walk through the impressive hardwood door you'll be instantly wowed by the grandeur, with high ceilings, European Oak hardwood floors, and a stunning Travertine tiled fireplace encasing the gas log fire, you'll feel right at home. Boasting ample space for the whole family, with three separate living areas downstairs plus study for working from home. The kitchen is a chef's dream, complete with a seamless design creating a statement piece at the centre of the home, fully equipped with Euro 900mm oven/cooktop, with a Schweigen rangehood, Euro dishwasher and impressive cupboard and bench space. Comprising of 3 or 4 bedrooms the luxurious master suite has panoramic views to the You Yangs and the rolling hills, with a generously sized his/hers robes and the fully renovated stunning ensuite complete double vanity and expansive shower. The further two bedrooms upstairs have built in robes and equally stunning views. The luxurious main bathroom is centrally located with bath, shower, and separate toilet. Featuring indoor-outdoor living with a thoughtfully designed north-facing outdoor decked entertaining area equipped with new pergola looking out over the manicured garden and lawn which is fully irrigated. This is perfect for the kids and pets to play. Rent \$700-\$720pw approx. With 290m<sup>2</sup> internal living and 60m<sup>2</sup> external living totaling 350m<sup>2</sup> of living this property has so much to offer. Other features of the home include:

- In-built ducted vacuuming system throughout the house
- Spacious laundry with a separate powder room
- Double garage 6m x 7m complete with rear roller door access
- 5 Reverse Split Systems Throughout
- Ducted Heating / Evaporative Cooling
- External Fireplace
- Extensive storage under stairs

With the Barwon river on your doorstep, you'll enjoy this central location with walking tracks and local parkland just a short stroll away. Only minutes away from the Barrabool Plaza and Highton Shopping Village, great local school are only a stone's throw away. A short 10-minute drive to the CBD and to top it all off, easy Ring Road access keeps you connected to both Melbourne and the Surf Coast.