

**13A Wrixon Street, Romsey, Vic 3434**



**House For Sale**

Friday, 26 January 2024

**13A Wrixon Street, Romsey, Vic 3434**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1070 m2**

**Type: House**



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**\$1,150,000**

Quietly positioned in a gorgeous tree-lined street within an easy 5-minute walk of Romsey's main street, Avonlea is an elegant family home on 1,070m<sup>2</sup> (approx.) of meticulously landscaped grounds that instantly impresses with its elevated street appeal – and comes with a sparkling pool! Decorative lead-lighting over the front door introduces the attention to detail prevalent throughout, opening to an arched hallway accented by dado panelling with soaring ceilings enhancing the sense of spaciousness. Beautiful red-jarrah floorboards underfoot flow all the way through the home to the stunning rear entertaining areas. Its exceptional layout comprises a separate lounge with box bay window and French doors, while the open plan living with cosy gas-log fire, and dining areas surround the superb kitchen. With its nod to French design, the très chic kitchen features granite benchtops and European appliances including a Bosch dishwasher with custom stainless steel shelving and a 900mm oven/5-burner stove, with ample room for a microwave and additional appliances in the well-proportioned pantry. These open plan living areas open to a delightful rear veranda with a thriving trellised grapevine and paved area, set in the romantic yet low-maintenance garden of buddleia and roses serviced by an automatic watering system. The rear verandah also leads to a fully fenced swimming pool with both solar & gas heating, that presents resort-style poolside entertaining options, complete with a pool house, toilet and a pizza oven. Generous accommodation enhances the sense of spaciousness and easy functionality. The main bedroom exudes comfort with its lovely frontage view, walk-in robe and luxurious ensuite with spa bath. Three further good-sized bedrooms with built-in robes plus a study are serviced by the main bathroom with a shower, bath, and separate toilet off the internal laundry. Also includes a carport, garage, oversized linen press, ducted heating, and multiple reverse-cycle air conditioners. Set in one of Romsey's premium blue-ribbon locations close to shops, restaurants, and schools, this exceptional property has an abundance of style and elegance with plenty of comforts for a growing, modern family.