

14 Franklin Avenue, Warragul, Vic 3820



House For Sale

Friday, 17 November 2023

14 Franklin Avenue, Warragul, Vic 3820

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 835 m2

Type: House



Katrina Guy
0477506306

\$1,075,000 - \$1,125,000

Katrina Guy and One Agency are proud to present to the market this stunning GJ Gardner Home that is truly a class above the rest. Positioned on a private 835m² allotment, with established trees and landscaped gardens. Welcome home to 14 Franklin Avenue Warragul. From the moment you enter the home you are greeted by a feature 4.2m high raked ceiling creating a feeling of opulence and space to set the tone for what lies beyond. Key features of the property –

- Three family bedrooms, all equipped with built in robes.
- Master suite offering an opulent space to relax and unwind, oversized walk-in robe and luxurious ensuite with oversized bath, feature garden and stunning pendant lighting.
- Guest retreat/second master bedroom with double built in robes and an ensuite featuring double shower, vanity with stone benchtop and toilet.
- Kitchen fit for the most avid chef, offering waterfall stone benchtops, gas cooktop and electric oven, with stunning feature lighting.
- Walk in pantry with an abundance of storage.
- Three living zones, one rumpus room in the kids wing, an additional lounge and the main dining and family room with access to the rear alfresco.
- Two separate alfresco areas. Alfresco one to the rear of the home with access from the dining and living area. Adjoined by boutique black aluminium double glazed sliding doors.
- Alfresco two is integrated in the home to create a seamless indoor/outdoor entertaining space, offering two Velux skylights.
- Solid timber flooring throughout (Solid wormy Chestnut)
- Tall ceilings (2740mm 9') throughout, with bulkheads to the master and kitchen
- Raked ceiling to the grand entryway and the main living zone at the rear of the home
- Roller blinds throughout and floor to ceiling sheer curtains to four bedrooms
- All internal doors are 2340mm
- 5 star reverse cycle heating and cooling throughout the home, with a zoned system, split into four zones.
- Upgraded insulation throughout the home, including internal acoustic batts to the lounge and wet areas
- 9mx6m shed at the rear, with double roller doors and additional workshop/man cave. Services to the shed are power, water and internet, fully insulated.
- Second driveway, fully concreted to the rear shed
- Remote control automatic swing gates to second driveway
- Fully landscaped gardens, with watering system and garden lights
- Fire pit area fully bricked with timber seating.

The property truly showcases sophistication and class in every aspect and needs to be inspected to appreciate its true quality. Located within proximity to all the thriving township of Warragul has to offer, this is truly an opportunity not to be missed. To register your interest please contact Katrina Guy on 0477 506 306.