

**14 Grenville Court, Berwick, Vic 3806**



**Sold House**

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1000 m2

Type: House

**\$1,245,000**

Beautifully landscaped and located steps away from Wilson Botanic Park on a quiet, low-traffic court, this four-bedroom home plus study and additional room potential for a bedroom 5 or nursery is grand and gorgeous with ample space for everyone to unwind and relax. Set on a sizable 1000 sqm (approx) block with complete privacy, homes like this don't become available often. With a lovely front façade and extra-large entryway, you'll enjoy multiple living spaces and loads of extra storage, timber floors and the everyday comfort of ducted heating, evaporative cooling with the bonus of eco-friendly solar panels and ladder to in-roof storage. A formal dining room is the perfect setting for formal family meals or dinner parties while a separate living area makes for a great space to socialise or enjoy a quiet retreat with a crackling wood fireplace for cosying up in cooler weather. A dedicated study area offers a quiet location for a home-based business or remote working. At the heart of the home, a family lounge area with a gas coonara fireplace is cosy and inviting flowing into an open-plan meals and kitchen. Well-appointed, the kitchen includes quality appliances such as a gas cooktop, electric oven and dishwasher. Retreat to the master bedroom with a walk-in wardrobe and private ensuite. Three of the remaining bedrooms include built-in wardrobes and are serviced by a central family bathroom with a spa bath and separate WC. A dedicated laundry room also includes a separate powder room for added convenience. For the family that loves entertaining, a large and enclosed entertainer's alfresco and pergola area offer plenty of space for celebrations, family get-togethers or casual weekend BBQs. Enjoy a built-in BBQ, outdoor fireplace and a spacious rear garden with two water tanks as well as a double car garage for secure off-street parking with an extra-long driveway for even more parking space. In a sought-after north-side location, you're just minutes from Berwick Village, a range of local and major retail shopping, Berwick's enviable public and private schools, easy transport access and much more. Property Specifications: • Prime position-four-bedroom plus study, two-and-a-half-bathroom family home on a spacious block • Expansive floorplan with storage galore including bonus ladder to in-roof storage • Set over three split level with multiple living spaces for a growing or intergenerational family • Two outdoor entertainer's areas, landscaped gardens • Double garage with extra-long driveway for added parking space Photo I.D required at all open for inspections.