

**15 Colman Road, Warranwood, Vic 3134**



**Sold House**

Monday, 16 October 2023

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**Bedrooms: 3**

**Bathrooms: 2**

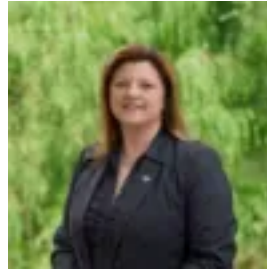
**Parkings: 2**

**Area: 878 m2**

**Type: House**



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**\$960,000**

Perfectly secluded, fully secured and deceptively spacious, this impeccable home is a surprise package for a family or couple who love outdoor entertaining and seek a location that is as equally close to wineries and native trails as it is to public transport and elite schools. Polished hardwood floors and impressive, 3.3 metres high approx ceilings with exposed beams combine effortlessly in the sun splashed lounge and dining domain. A bespoke arch window captivates the completely private front garden, offering an enchanting space with spring bulbs mingling with natives, a weeping cherry tree and magnolia. Stepping up to the smartly appointed kitchen with a 5-burner gas cooktop, double oven, canopy rangehood, dishwasher and soft-closing drawers. The family room connects seamlessly to this active area, boasting extra living space for everyone. Three spacious, robed bedrooms with ceiling fans and two bathrooms with indulgent heated towel rails are privately zoned behind a French door; master including walk-in robe and ensuite. The stylish family bathroom provides the added convenience of shower over bath, stone topped vanity and separate WC. There are countless pockets within the expansive garden paradise for all the family to enjoy. Sit back with a daily beverage on the covered terrace or mingle for a BBQ or party on the uninterrupted, weather-proof merbau deck. Veggie patches offer the prospect of garden to table goodness and winter camelia blooms introduce a splash of vibrant colour. The home additionally provides daily comfort with: gas ducted heating, three split systems, linen cupboard, double glazing, automated external window shutters, large water tank, shed, locked gated entrance and double lockup garage with rear access plus two car spaces on the driveway. In a wonderful suburban meets tranquil leafy location, the home neighbours a boutique shopping precinct. Central to local Rob Dolan and Olivigna wineries, Croydon Hill's McAdam Square, North Ringwood Shops, Eastland Shopping Centre and Warrandyte's Yarra River walks and cafes. Minutes to Rudolf Steiner School, Warranwood Primary, Good Shepherd Primary, Yarra Valley Grammar and Luther College, and close to Donvale Christian College. Colman Park, Yanggai Barrington, Warranwood and Quambee Reserves are in close distance along with McAlpin Reserve, playground and wetlands. Connected to buses and the freeway/Eastlink. A lovely drive to the Yarra Valley wineries. Come and see for yourself why this uninterrupted gem is a great acquisition/investment for you.