

**15 Ilvia Way, Sebastopol, Vic 3356**

**House For Sale**

Saturday, 11 May 2024

15 Ilvia Way, Sebastopol, Vic 3356

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 641 m2**

**Type: House**



Matthew Tunbridge  
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**\$580,000-\$595,000**

Nestled in a peaceful neighbourhood this 4 bedroom home offers ideal family living on a generous 641m<sup>2</sup> (approx.) allotment. This delightful property is superbly positioned close to public and private schooling, early learning centres, parks and reserves, supermarkets, chemist and Delacombe Town Centre is just minutes away ensuring daily ease and accessibility. Well presented this home offers a welcoming appeal on arrival with an all-weather portico entrance and low maintenance landscaped gardens. Comprising a master bedroom retreat featuring an ensuite and walk-in robe, while the remaining three bedrooms are ample in size and all come equipped with built-in robes. The light filled spacious open plan living hub consists of kitchen, dining and living and provides an inviting space for everyday gathering and also caters well for the entertainers. The kitchen features quality stainless steel appliances including wall oven, large fridge cavity, gas cooktop, dishwasher, breakfast bench and a large pantry and is positioned with seamless flow to the undercover outdoor alfresco area, the perfect oasis for outdoor dining and weekend relaxing. You will be delighted by the second living space with direct access from the main hub, this room provides options to cater for the whole family; a formal living room, ideal parents retreat or great teenage rumpus. Other features to note are; ensured winter comfort with ducted heating throughout, large wall linen cupboard, central family bathroom and completing this picture-perfect package is a garden shed, double lock-up garage with direct internal access and a side roller door providing through-access to the undercover patio area and securely fenced backyard, perfect for an additional vehicle or trailer space. This property offers the perfect location and lifestyle for family living that you will enjoy for years to come, call Matt today to book your inspection.