

# 15 Karkalla Court, Hamlyn Heights, Vic 3215

## House For Sale

Tuesday, 28 November 2023



15 Karkalla Court, Hamlyn Heights, Vic 3215

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 532 m2**

**Type: House**



Curtis Hoare  
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Lachlan Watts  
0409729097

**\$950,000-\$1,030,000**

Defined: A prestigious parkside position and expansive family proportions introduce this contemporary four-bedroom 3-living residence, where extensive renovations across a generous family-friendly layout showcase a luxury living experience for those seeking stylish space without the upkeep. Versatile in nature and thoughtfully curated to ensure space for all, the large-scale home presents high quality living with convenience to schools, recreation and retail.

Considered: Kitchen: Stone waterfall benchtops, 900mm induction cooktop and under-bench oven, generous walk-in pantry, dishwasher, dual sink, downlights and tiled splashback. Family/Dining: Open to the kitchen and spanning tiled floors, casual living and dining space presents with generous glazing and sliding door access to the alfresco, roller blinds, downlights, split-system air conditioning and gas ducted heating. Living: Perfect for formal hosting, carpet under foot, sliding door access to alfresco, roller blinds and plantation shutters, and gas ducted heating. Secondary Lounge: Ideal for the kids, with front-facing balcony, carpet and highlight windows. Master Suite: A sanctuary of sophistication with private park-facing balcony, carpet and plantation shutters, generous walk-in robe, built-in robe and ensuite with dual vanity with stone top, large shower with dual heads, feature lighting, eye-level storage and roller blind. Additional Bedrooms: Three additional bedrooms each with carpet under foot, plantation shutters, downlights and built-in robes. One placed downstairs perfect for guests or an older child. Main Bathroom: Single vanity with stone top, bathtub, shower with tiled shower base, separate toilet. Luxury Inclusions: Gas ducted heating, evaporative cooling (upstairs only), split-system air conditioning, freshly painted internally and externally, recently laid carpet and ground floor study. Outdoors: A park-fronting facade with low-maintenance gardens across its 532sqm (approx.) block, with easy-care gardens and perimeter access, covered alfresco with exposed aggregate, cubby house, and double garage with internal access.

Close by Facilities: Opposite Sharland Park and within walking distance to Kardinia International College. Moments to Geelong Waterfront, Pakington Street, easy Ring Road access, Western Heights College, Nelson Park School, Haines Reserve, Bell Park North Primary School, Hamlyn Banks Primary School and Vines Road cafes. Ideal For: Families or investors. \*All information offered by Oslo Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Oslo Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Oslo Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.\*