

**15 Magarra Crescent, Berwick, Vic 3806**



**Sold House**

Tuesday, 15 August 2023

**15 Magarra Crescent, Berwick, Vic 3806**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



**Matt Doyle**

0390887488

**\$670,000**

Nestled in a quiet cul-de-sac and directly adjacent to expansive parklands, this delightful single-storey family home offers a serene lifestyle with convenient amenities at your doorstep. Situated within the catchment for Fountain Gate Secondary College and an easy walk to Timbarra P-9 College, education options are excellent. The Victorian-inspired facade features symmetrical gables adorned with ornamental timber flourishes. Sun shades, lush landscaping and a neat picket boundary fence bolster the classic appeal. With no through traffic, this location provides peaceful living while being surrounded by abundant outdoor spaces, walking trails, and recreation areas. An oversized single lock-up garage ensures secure parking. Inside, an open-plan layout is complemented by a sunny study and a formal living room at the front. The abundance of northern natural light spills into the back of the home, accentuating the freestanding log fireplace and polished timber hardwood floors. Classic pendants, ceiling roses and modern downlights create a warm and welcoming ambiance. A large covered entertainers' pergola with paved flooring extends the living space outdoors, perfect for gatherings with family and friends. Additional features include a wall heater, split system air conditioning, and a charming timber entry door with a stained glass insert. The home boasts a well-appointed kitchen with solid timber cabinets and countertops, complete with a coffee and toast nook and a servery shelf. The integrated 600mm electric oven, gas burner cooktop and dishwasher ensure a seamless cooking experience. Rest easy in the two large bedrooms, both with built-in robes to keep your space organised. The main bedroom offers direct access to a well-presented main bathroom, which features abundant vanity storage, timber cabinetry and a large semi-frameless shower. A separate powder room for guests, a convenient laundry and a walk-in linen complete the package. Property Specifications: • Two bedrooms, two open-plan living areas, study and large outdoor entertaining space • Timber kitchen and bathroom, both well-presented • Loads of internal space as well as quality, low maintenance yards • Family room adds wall heater and AC, as well as timber flooring and freestanding fireplace • Oversized single lock-up garage • Parkside location within easy walk to schools, shops, dining and more Photo I.D required at all open for inspections.