

**155 Carnival Boulevard, Berwick, Vic 3806**



**House For Sale**

Tuesday, 21 May 2024

155 Carnival Boulevard, Berwick, Vic 3806

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$795,000 - \$845,000 | Auction unless sold prior**

Every detail of this brand-new family masterpiece has been curated to exceed the highest expectations, uniting sumptuous materials with premium inclusions to create a lifestyle of luxurious comfort on Berwick's coveted Minta Estate. Commanding attention from the kerbside with its picture-perfect exterior, the home's contemporary facade allows every element to shine, gazing out to the impeccable easy-care landscaping and sophisticated timber steps from the tasteful brick portico. Behind the feature front door, the light-filled interiors reveal a palette of crisp white tones, complemented by glossy marble-effect tiles and plush grey carpet that feels wonderfully soft underfoot. The open plan living/dining zone is where cosy TV evenings and joyful family gatherings take place, spilling to the peaceful entertainers' alfresco for sociable lunches and sizzling summer barbecues. Private and secure with its full Colorbond fencing, the low-maintenance backyard is blessed with a desirable north-to-rear aspect, allowing space for the kids' trampoline while benefiting from ample all-day sun. Placed centrally to encourage interactive meal prep, the gourmet kitchen is a testament to culinary excellence with its elegant dark palette and prominent central island, while incorporating chic 40mm stone benchtops and 900mm ILVE appliances. Completing the pristine picture, the primary bedroom includes a walk-in robe with plenty of space for both parents' clothes, alongside a deluxe ensuite with a stylish stone-top vanity and sparkling oversized shower. The three remaining bedrooms are generous in size and fitted with spacious mirrored robes, sharing access to the graceful family bathroom with its deep inset bath and separate w/c. Ducted heating ensures warmth as the cold winter nights approach, while practical extras include a whisper-quiet study with storage, a built-in laundry with outside access and a secure double garage. Berwick's master planned Minta Estate is celebrated for its proximity to nature while providing easy access to vibrant everyday amenities, creating a soothing escape from the hustle and bustle of busy city life. The neighbourhood features a lake-filled nature reserve that's home to native birds, alongside spaces that the kids will love, such as the Minta Hilltop Fantasy Playground. Grayling Primary School and Kambrya College are both reached within a short drive, while Eden Rise Village, Casey Hospital, local train stations and the Princes Freeway are just moments away. Revel in this home's impeccable presentation and meticulous design with nothing left to do but unpack and unwind. Property Specifications: \*Open plan living/dining zone with seamless outdoor flow \*Quality sliding doors lead to entertainers' alfresco with ceiling fan \*Easy-care backyard with artificial grass and Colorbond fencing \*Stone kitchen has 900mm electric oven and gas cooktop, dishwasher, ample storage \*Four carpeted bedrooms, mirrored built-in robes x 3, walk-in robe to primary \*Study with mirrored linen closet, built-in laundry has outside access \*Ensuite with oversized shower, family bathroom has bath and separate w/c \*Ducted heating, LED downlights, double garage, exposed aggregate driveway Photo I.D. is required at all open inspections.