

17 Atherstone Boulevard, Strathtulloh, Vic 3338

Sold House

Friday, 6 October 2023



17 Atherstone Boulevard, Strathtulloh, Vic 3338

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 576 m2

Type: House



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\$880,000

17 ATHERSTONE BLVD, STRATH TULLOH This shining example of sophisticated living will afford one fortunate family an outstanding lifestyle. Designed by Boutique Builder Granvue Homes with its finger on the pulse of what defines a prestigious property, this near new, bespoke home will impress every family. Designed for families prioritising spacious comfort, style and function, this dual living residence has plenty to offer. Smartly crafted with neutral tones, modern finishes and quality inclusions throughout, representing affordable value in one of Melbourne's rapidly rising pockets. Positioned for family convenience close to an array of shopping villages, quality schools and reliable public transport, life here promises everyday ease and long-term liveability. Set on a manicured and well-maintained 576sqm approx block, the home instantly appeals with a contemporary façade and continues to impress with a light-filled interior shaped by a carefully considered floor plan. Highlights include a formal lounge, an expansive open plan family zone, a Study/Office and a stone bench kitchen appointed with quality 900mm appliances, a walk-in pantry and a Gigantic island bench with overhead pendant lighting. Boosting the home's entertaining appeal is a decked alfresco perfect for all year round hosting. All 4 bedrooms are beautifully robed and comfortably serviced by sparkling bathroom. The master benefits from a generous walk-in robe and a deluxe, double vanity en-suite with an oversized shower. Catering to a busy and active household, the well-equipped laundry excels with ample storage and external access. THINGS WE THINK YOU'LL LOVE: 1. 8 x security cameras monitored in house on screen and also via app on mobile phone. 2. Security alarm system covering all interior of house. It can be remotely controlled with handheld remotes or via mobile phone. Any breach whilst set will report back to your mobile. 3. Night garden lighting to front garden & driveway. Security sensor light will light up when people enter driveway at night. 4. All rear gardens are connected to automatic timers for watering. 5. 2 x outdoor storage areas being sideway of garage & garden shed. 6. Garage is extra large, it also has a full-sized rear access electric roller door leading onto a covered pergola on a concrete floor, garage floor has been covered with traction flooring Polypropylene flooring tiles, garage is also fitted with roof access ladder for extra storage. Main garage door has insulation installed to inside of garage door. 7. Front windows double glazed awning, electric roller shutters fitted new February 2023. 8. Rear gardens completed & consisting of a variety of miniature fruit trees such as apples, peaches, apricots, plums, lemons, limes and grapes. The remaining being a selection of various plants & natural grassed area of palmetto buffalo grass with in ground watering system. The garage sideway consists of a number of raised beds that have been used for growing seasonal vegetables & rotary clothesline. 9. Alfresco area has been fitted with roller blinds to both openings the main blind leading to the timber pergola is operated by electric remote. The flooring of both alfresco, pergola areas have a timber deck but was recently covered with traction flooring Polypropylene tiles roof area of pergola has Merbau slats with a shade sail above the slats. Built in bench seats, bbq section with natural gas connection for a bbq festoon lighting & led deck lights, decorative screens. 10. The main alfresco is fitted with an electric heating unit. Also an inbuilt to the brick wall stereo system with speakers mounted into the ceiling. Colour tv wall mounted included. 11. Sensor lights fitted around all sides of property. 12. Property has been fitted with fire rating features that was regulations at the time of build such as insulation under roof tiles, fire seals around both garage doors, aluminium mesh fitted to all window fly screens. 13. Solar panels installed being 6 Kw system in February 2023. Solar boosted hot water under cover spa, enclosed by pool fencing, colour bond roof, lighting, 32cm colour tv included 1000 litre water tank with electric water pump connected inside features of property. 14. All windows have double skin blinds fitted with pelmets, media, bathrooms, main toilet fitted with plantation shutters. 15. Security doors to front & laundry doors. 16. Main bedroom has large walk in robe as well as built in wardrobes & drawers. Ensuite has double hand basins fitted into caesarstone bench tops, high gloss cabinets with drawers. Large open access shower with fixed glass shower screen. Double towel rails x 2, separate toilet. Built in safe. 17. Office is fitted out with 2 x complete workstations consisting of 2 x wall-to-wall desks & overhead adjustable shelving above each desk. 18. Media room comes complete with 5.1 digital stereo systems with surround sound & sub woofer installed & included. 19. Kitchen is fitted out with high gloss & laminex cupboards & drawers, double under bench rubbish bins, large caesarstone & glass bench tops, glass splash back. 900mm electric oven, 900mm gas hot plates, under cupboard exhaust fan, dishwasher, double stainless-steel sink. 20. Walk in pantry has sink, shelving & cupboards large fridge opening with plumbed water connection. Sensor light. 21. Large family/dining room, with 3 x large double awning windows floor to ceiling. Painted feature wall. Sliding glass door leading into alfresco. 22. Bedrooms 2,3,4 fitted with double door robes. 23. Main bathroom has large bath, vanity unit finished in caesarstone bench top, high gloss laminex doors, textured laminex drawers. Shower with hinged opening door. Double towel rails. 24. Laundry has floor to ceiling double door utility/linen

cupboard, high gloss laminex laundry cupboard, stainless steel sink²⁵. All rooms have tv points as well as ethernet connections.²⁶ Ducted heating, evaporative cooling, led ceiling lights to all rooms, white glass push button light switches²⁷. High ceilings, doors 2340mm high²⁸. 10mm laminate timber flooring fitted under skirting to main areas, tiled floors to wet rooms, and carpet to all 4 bedrooms.²⁹ All external & internal walls insulated³⁰. 6 star energy rating.³⁰. Connected to opticom fibre optic network for digital tv reception & internet. Located within easy walking distance of Strathulloh Primary with proximity to Staughton College, Cobblebank Village Shopping Mall and Cobblebank Station. Other nearby retail destinations includes Melton Station Square Shopping Mall and Opalia Plaza. Disclaimer - All information (including but not limited to the property area, floor size, price, address and general property description) above is provided as a convenience to you, and has been provided to us by third parties. Information contained on the listing or description should not be relied upon and you should make your own enquiries/ inspections and seek legal advice in respect of any property or the information about the property contained on our listings.