

**17 Barrowby Avenue, Woori Yallock, Vic 3139**



**House For Sale**

Wednesday, 24 April 2024

17 Barrowby Avenue, Woori Yallock, Vic 3139

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 3032 m2**

**Type: House**



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**\$1,250,000 - \$1,350,000**

A beautiful statement of light-filled space and exceptional style, this stunning family home offers a soothing environment for daily living and entertaining, with vast open spaces both inside and out. Just over four years old and still presenting as brand new, the residence charms with soaring high ceilings, radiant natural light and modern finishes that span across a stylish split-level design. Welcoming guests into the home, a wide entry foyer connects family and guests with the spacious formal lounge room and the expansive open plan kitchen, living and dining domain that's enriched with polished hardwood floors. Lavished with plenty of bench space, the kitchen is certain to delight the home chef and includes dual AEG pyrolytic ovens, 900mm Electrolux gas cooktop, Sirius rangehood, Electrolux dishwasher, soft-close cabinetry, a lengthy island breakfast bench plus a butler's pantry. Enticing you outdoors, a bank of sliding glass doors peel open to reveal a huge alfresco deck with sweeping views, while a thoughtfully landscaped backyard stretches into the distance and provides an abundance of space for children to play. Back inside a wonderful home theatre is perfect for movie nights, complete with a large screen and recessed speakers. A detached studio provides the ultimate multi-purpose space, boasting a large living room, private study/office, bathroom with toilet plus a split system heating and air conditioning unit. The plush master bedroom boasts quality carpet, a fitted walk-in robe and modern twin vanity ensuite with dual shower, accompanied by a further three bedrooms boasting mirrored built-in robes, a matching family bathroom with toilet, powder room plus a spacious laundry with stone workbench. Comfortably appointed with premium ducted heating and refrigerated air conditioning for year-round climate control, along with a fresh coat of paint, water tank (connected to toilets), attic storage, circular driveway, double garage with internal access plus gated access to the backyard for additional parking. Placed on a magnificent 3032sqm approx. allotment, within close proximity to Woori Yallock shops, buses, medical centre, Warburton Rail Trail, reserves, wineries, Woori Yallock Primary School, Upper Yarra Secondary College plus Wandin and Seville townships.