

# 17 Ripplebrook Court, Drouin, Vic 3818



## Sold House

Friday, 18 August 2023

17 Ripplebrook Court, Drouin, Vic 3818

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 4007 m2

Type: House



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**\$1,350,000**

Positioned amongst premium properties in the notable Amberly Acres Estate, this superb family home has something for everyone. Sitting at ease on a manicured level one acre allotment, the four bedroom, master built residence is designed for the buyer who loves to entertain. A chef inspired kitchen and three separate living areas are complemented with a large covered alfresco overlooking a sparkling swimming pool and nearby fire pit. For sporting folk, there is a professionally designed, half size cricket pitch with practice nets plus a designated netball square whilst the 21m x 9m high clearance Colorbond shed securely stores all the toys. Quality and attention to detail are evident as you step inside with high ceilings, tall doorways, stone countertops, high end timber plank flooring, plush carpets, designer lighting and custom crafted window coverings. Sleek kitchen cabinetry with a mirrored splashback is teamed with a 900mm cooker, dishwasher, butler's pantry with sink and a huge island bench with additional undermount sinks. The main bedroom suite, positioned away from the busy social hub of the home, features a generous walk-in robe and luxurious ensuite including a twin basin vanity, makeup station, oversized shower and a separate toilet. Also beautifully appointed is the family bathroom complete with a frameless shower, large vanity and freestanding bath. Year round comfort is assured with ducted gas heating, evaporative cooling, ceiling fans and a cosy inbuilt gas log fire in the central living area. Storage is well catered for with under and over cabinetry together with a wall of inbuilt cupboards for linen in the laundry, dual robes are found in the three secondary bedrooms. Ducted vacuum system throughout. Also URL is a remote controlled double garage with internal access. The pool is securely fenced, solar heated, salt chlorinated and is replenished from a large water tank. Clear fitted cafe blinds in the alfresco allow this area to be used year round. Fully insulated, the shed has a high clearance auto roller door, epoxy flooring, power, toilet with hand basin and a Coonara wood fire. A full concrete drive, extensive pathways and simply designed, low maintenance gardens complete this exceptional property. Delivering the best in family living, this is a home in a class of its own.