

**17 The Waterways Boulevard, Waterways, Vic 3195**



**House For Sale**

Tuesday, 2 April 2024

17 The Waterways Boulevard, Waterways, Vic 3195

**Bedrooms: 4**

**Bathrooms: 2**

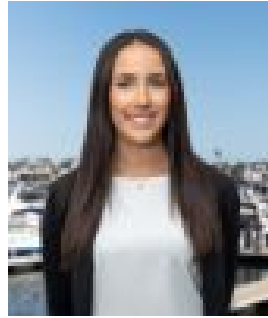
**Parkings: 2**

**Area: 720 m2**

**Type: House**



Genevieve Hill  
0397721088



Emily Hill  
0491743110

**\$1,520,000-\$1,630,000**

Designed with the avid entertainer in mind, this stunning 4-bedroom Marklew-built residence has fabulous family-focused spaces both inside and out. Introduced by a resort-like boardwalk entrance and awash with standout features, it includes a choice of formal and casual living/dining zones, a well-equipped gourmet kitchen with quality appliances and walk-in pantry plus a highly sought-after ground floor master with concealed walk-in robe and stunning pool-view ensuite with bath. The home's secondary bedrooms are all positioned upstairs along with a retreat/study area and sparkling family bathroom with separate WC. A clever garage conversion provides even more invaluable living space but could easily be reinstated as secure parking for two cars if desired. And while the accommodation itself is bound to please, the home's impressive outdoor areas will no doubt seal the deal. Here, a huge undercover deck takes care of all types of family celebrations no matter the weather, while the solar heater pool, hot tub and landscaped gardens are bound to keep everyone happy when the sun is shining. With zoned heating and cooling maintaining interior comfort, the home also boasts a full laundry, powder room, security alarm, gas fireplace, solar panels, a 4500lt water tank and veggie boxes. There is also the bonus of gated side access, perfect for trailers or caravans. Haileybury and Lighthouse Christian colleges are close by and this prized address is within moments of lake walking paths, Nest Café and bus stops while freeways are easily accessible for a quick Peninsula getaway or workday commute.