

**18 Glendale Crescent, Berwick, Vic 3806**



**House For Sale**

Thursday, 13 June 2024

**18 Glendale Crescent, Berwick, Vic 3806**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 654 m2**

**Type: House**



**Svetlana Bobroff**

0390887488

**\$900,000 - \$990,000 | Auction unless sold prior**

This architecturally designed double brick, split-level home is situated on a large 654sqm block with a North-facing backyard and is just a three-minute walk to Timbarra P-9 College and Parkhill shopping village, cafes and restaurants. The fully rendered front facade takes advantage of the block's shape to create an appealing first impression and welcoming feeling. A long-paved driveway leads to a turning circle and dual lock-up garages. The upper floor boasts a full-width meandering balcony with white painted steel balustrades and a timber coffered ceiling. Secure sun shades and a security screen door enhance privacy and safety, while a side gate leads right through to the backyard. Owner-built and highly maintained since new, this elevated family home enjoys district views and is exceptionally maintained and presented. Features include under-house storage and a cellar, three water tanks, 12 solar panels for efficiency and a handy garden shed. High ceilings, ornate cornices, reverse cycle air conditioning and ceiling fan provide comfort and style. Timber feature walls and architraves elude to popular design choices of its era, while the upper floor living area is filled with natural light which is filtered through large bay-style windows with luxurious curtains and sheers. Classic chandelier-style glass pendant lighting, premium carpet and ceramic floor tiles add to the home's elegance. Families will appreciate the large yard with its healthy turf, veggie gardens and mature fruit trees. The yard is a relaxing outdoor retreat with small patio, perfect for your morning coffee. The spacious kitchen features solid timber countertops finished with matte-white laminate and abundant timber shaker-style cupboard storage with glass-fronted display cabinets. Cooking up your favourite meals is made easy with an integrated dishwasher, wall-mounted oven, electric cooktop and a spacious walk-in pantry. The ground floor bedroom promotes unique appeal for teens, multi-generational living or your guests with exposed brick walls and a timber-panelled ceiling. Three upper-floor bedrooms are carpeted and offer plenty of storage, with the main bedroom adding a large walk-in robe and private ensuite. Both bathrooms are wonderfully presented with original quality finishes including full-height wall tiles. The main bathroom adds a bathtub for relaxation. In the catchment for Fountain Gate Secondary College, the abode is conveniently close to an array of parks, walking tracks and handy bus stops. It's also within walking distance to the popular Parkhill Plaza Shopping Centre and offers easy access to the Monash Freeway. Childcare and community centre only minutes away. A short drive takes you to the expansive Fountain Gate Westfield, dining and homemaker precinct which offers a wide array of recreation and shopping options.

**Property specifications**

- Family friendly floorplan with multiple living areas
- AC, ceiling fan, high ceilings, ornate cornices, 12-solar panels
- Full-width balcony with picturesque vistas
- Prime location close to schools, shopping centres, parks and playgrounds.

Photo I.D required at all open for inspections