

18 Holloway Close, Sunbury, Vic 3429



Sold House

Wednesday, 23 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 649 m2

Type: House



Melinda Xiberras

0400461631

\$635,000

CLOSE THE DEAL ON LIVING EXCELLENCE Bask in the security, comfort and serenity of this well planned and superbly appointed home that backs on to Kismet Park Primary School and enjoy being a part of this family-oriented court locale. Location is everything and this particular court is literally the jewel in the crown within the esteemed Gum Tree Hills Estate and this is your opportunity to become a part of it! The first notable mention is that the home is positioned on a block size of approximately 649sqm and has a carport that transitions to drive through access to an oversized single garage at the rear; a sure box ticker and uncompromisable inclusion. Stepping inside, a receiving foyer allows access to either the living room (the first of two living areas) that spans the front of the home or to the kitchen and dining room that span the mid-section. Proportions are fantastic allowing for multiple styling options in the living room and the largest of dining tables in the dining area! Even if cooking has never been your forte, this kitchen may just change your mind! Presenting with an abundance of bench and cupboard space, complemented by quality appliances that include an under-bench oven, 4 x burner gas cooktop and retractable rangehood, it will easily cater for budding creativity or the most proven of cooks! A second living space, a rumpus room is positioned off the dining area. This is a true multi-purpose room that can be functioned to satisfy your family's particular requirements; you may see it as a playroom, a second lounge room, a games room or even a retreat for teenagers... the choice will be yours! A sliding door from here accesses the generous rear yard and open patio area and with the free-flowing floorplan, entertaining could easily spill outside. The open patio is just as easily the perfect area for kiddies to ride their trikes, play a game of four square or perhaps put up a basketball ring - and all this with a vast expanse of lawned area remaining. You'll easily be able to accommodate the family pet or if it's only been a dream - that dream can now come true! Accommodation provides three bedrooms, all positioned off the main hallway at the rear of the home. The master extends across the rear and presents with built in robe space and an ensuite with a footprint for an easy reno down the track but which will certainly satisfy ensuite requirements right now. The auxiliary bedrooms each have built in robes and, with visitors to the home, share the modern bathroom and separate toilet. Additional features of the home include wood combustion heater, ducted heating, evaporative cooling, dual day/night blinds, skylight, laundry with external access, single carport, drive through access to single garage, rear gate to school grounds and more to be revealed upon inspection. Enjoy amenities that include Kismet Park Primary School accessible through a rear gate in the property, nearby bus stops, walking tracks, parks and playgrounds, as well as a short trip to Sunbury's town centre, train station, Aldi and Rosenthal shopping precincts. The convenience of nearby access to freeway on ramps will make for a seamless city or rural commute. To make your first or last move ever, and kick off the change, pick up the phone and call Melinda Xiberras on 0400 461 631 today for more information or to book your private inspection.