

# 1B Carcoola Court, Ormond, Vic 3204



## Townhouse For Sale

Friday, 26 January 2024

1B Carcoola Court, Ormond, Vic 3204

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Townhouse**



Cindy Cai

**Private Sale: \$1,900,000 - \$2,090,000**

Sophisticated, stylish and spacious, this stunning contemporary residence's light-filled and superbly zoned dimensions deliver every essential for an idyllic modern family lifestyle, only 460m\* to the back gate of McKinnon Secondary College (a safe walk to the rear of College through Joyce Park), it is within easy walking distance to Ormond Train Station (only 2 stops to Monash University Caulfield), McKinnon Primary School (in the zone). It is also conveniently located near commercial areas, just 12km\* from the CBD. This truly defines a prime position. This exquisite residence was meticulously crafted by Aultun Group, a quality builder with extensive expertise in constructing upscale individual homes, townhouses, apartments, and commercial projects. Boasting 4 bedrooms, 3.5 bathrooms (including 2 ensuites), DOUBLE garage, and multiple zones, this home exudes an ambiance of unparalleled quality and sophistication. Every detail has been carefully considered, showcasing a seamless integration of comfort and style throughout the thoughtfully designed spaces. Features include:- Commercial window framing & double glazed windows throughout- The 3.5m\* high ceilings in a section of the living and dining zones generate a 'wow' factor, creating a bright, open, and airy space with a real sense of grandeur. This elevates home design to new heights.- Gourmet kitchen with an exquisite and practical layout, featuring 60mm stone benchtops & a waterfall edge, modern kitchen splashback and a full complement of SMEG appliances, along with ample storage- Stunning north-facing open-plan living and dining areas extend gracefully to the sun-kissed decking space, providing the perfect spot for relaxation.- Additional multipurpose space - lounge & rumpus- Impressive north-facing upstairs master bedroom including a large walk-in robe, study nook, luxurious ensuite with oversized shower and twin basins. The second master bedroom downstairs is perfect for elderly parents, reducing the need for regular trips up and down the stairs.- Indulge in enchanting park views from the two remaining spacious bedrooms, each conveniently located adjacent to a luxurious family bathroom with a skylight. One bedroom features a private balcony, while the other boasts a romantically designed window seat with extra storage.- Elegant, fully-tiled 2 ensuites and a family bathroom- 60mm stone benchtops and undermount basins/sink in two ensuites, the family bathroom, and the laundry- Double garage facing the park, equipped with remote control, a painted floor and shelves. More than just parking - it's an additional space for you to enjoy scenic views.- Expansive driveway with room for a third car- Ample parking spaces in this Court, especially on the park side- Sleek and roomy laundry with plenty of storage cabinets- Under stairs storage- The unique facade showcases exceptional beauty- Spacious welcoming porch- Automated sliding driveway gate with remote control- The front yard features a vertical timber fence constructed with the strongest wood, known as 'Heartwood'- Designer landscaping- Daikin ducted heating and cooling system with zoned control- Plentiful sliding doors and windows- Staircase lights and a skylight- TV points in the upstairs master bedroom, rumpus, lounge, and living offer convenience for every family member or flexible placement options for home entertainment.- Floating TV units and shelves- Soft-close cabinets, overhead cupboards and drawers throughout- Touch-sensor LED mirrors- Alarm system with 2 keypads- Elegant curtains- Water tank and shed- One year and three months old\*, recently painted, this residence looks new- Move-in ready!- Parks typically offer better air quality due to abundant vegetation. Living here might make it easier for residents to engage in community leisure and exercise activities, contributing to a more active and healthy lifestyle. • Joyce Park 10m\* (Features: playground, dogs - off leash & on leash, BBQ facilities, rotunda or picnic shelter, two multi-purpose half courts with basketball and soccer goals, double-sided tennis hit up wall and etc.) • Ormond Train Station 530m\* • McKinnon Secondary College (back gate) 460m\* • McKinnon Primary College 790m\* • Kilvington Grammar 830m\* • Monash University Caulfield Campus 3.3km\* • Chadstone Shopping Centre 4km\* • Bentleigh Shopping Centre 1.5km\* • Glen Eira Sports and Aquatic Centre (GESAC) 1.7km\* • Brighton Beach 5.1km\* • McDonald's Ormond & KFC Ormond 260m\* It's the perfect time to secure this RARE opportunity! PLEASE NOTE:- Photo ID Required for all Inspections- All enquiries MUST include a contact telephone number- Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.- \*Approx.