

2 Meltham Avenue, Highton, Vic 3216



House For Sale

Friday, 23 February 2024

2 Meltham Avenue, Highton, Vic 3216

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Maree Corda
0352494949



David Sprague

\$1,599,000 - \$1,699,000 Contact Agent to Inspect

Step into a world of exceptional design and refined elegance with this impressive executive style abode... With every conceivable feature considered throughout there is nothing to do but enjoy a luxurious lifestyle. An extensive feature list as follows:

HOUSE: - Architect Designed - 36 Squares (326m²), 6.1 Star rating - Extensive views over Geelong, the Bay, from Melbourne, Arthur's Seat to Ocean Grove - 4 Bedrooms + Study - Hydronic Heating, Evaporative Cooling - 2 Bathrooms with wide walk in showers - 2 Generous Powder Rooms over 2 levels - Double glazed windows throughout - 2.7m Ceilings, with full height doors and cavity sliders - LED strip lighting in Kitchen, Living/Dining and Bathrooms - Motorised roller blinds in kitchen and living area - 40m² Enclosed Outdoor Conservatory off the living room with multicell 'Danpalon' roof & wall system and 4 panel glass folding windows - Bosch continuous hot water system integrated in brick wall

KITCHEN: - 'Dekton' benchtops - Two tiered cabinets to ceiling - Siemens Pyrolytic oven - Siemens Steam/Oven combination - Raised from floor for easy access, Siemens integrated dishwasher - Induction cooktop - Kitchen table with matching 'Dekton' top - LED kickplate splashback and under overhead strip lighting. LED Spotlights for overhead cabinets

WALK-IN-ROBE: - Very spacious walk-in-robe with commercial flexible shelving and hanging system - Two 30 x 30cm LED solar lights in ceiling - Storage cabinet to ceiling

ENSUITE: - Large solid surface, 2 person basin, with cabinets to ceiling - Led strip lighting around mirror, under floating vanity and in shower niche - One 30 x 30cm LED solar light in ceiling - Separate 300mm square Rain Shower and Handheld Shower on rail - Tiled wall, walk in shower without any glass to clean - Bosch temperature controller thermostat for water supply - In ceiling heating lights and fan

BATHROOM: - Tiled wall, walk in shower without any glass to clean - Tiles to ceiling - Handheld Shower on rail - LED strip lighting under and above joinery - Bosch temperature controller thermostat for water supply - In ceiling heating lights and fan - Composite stone benches

LAUNDRY: - Raised bench for side by side washer and dryer for easy access - Pull out ironing board drawer - Composite stone benches - Drying rail - Lots of drawers

OFFICE: - Very spacious office, which can be divided in office and 4th bedroom - Cabinets to ceiling - Extensive views over Geelong and the bay - Two entry doors and separate light switches and LED's, to divide large office in to bedroom + office, if required

GARDEN: - Private low maintenance garden with underdeck sanctuary with established trees and Bamboo screening from neighbours

GARAGE: - Spacious area of 5.3 Squares (48m²) - Roller access door to garden - 2 car spaces with additional 3 spaces for off street parking

This private and well appointed residence sets a new benchmark in modern, easy living while being centrally located to Geelong and Metro Melbourne. 2 minutes from the Ring road, 6 Minutes to Waurin Ponds Station and 20 minutes to the Surf Coast.