

# 2 Pimbial Court, Glenroy, Vic 3046

## House For Sale

Friday, 19 April 2024

2 Pimbial Court, Glenroy, Vic 3046

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Richard Imbesi

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**\$1,200,000 - \$1,300,000**

Nestled within the esteemed family-centric locale of Hadfield, this exceptional residence epitomizes contemporary opulence, boasting unparalleled craftsmanship and meticulous attention to detail. Beyond the vibrant front garden lies an irresistibly inviting entryway and undercover front porch, setting the stage for an extraordinary architectural concept that gracefully balances refined sophistication with unique character. A generously proportioned entrance facilitates seamless movement from front to back, leading to the formal lounge, spacious study/rumpus room, and an exceptional kitchen adorned with top-of-the-line appliances and a walk-in pantry, offering a captivating sense of space. The adjoining dining and living room seamlessly flow into the alfresco area, complete with a ceiling fan and fully motorized outdoor blinds, providing a shaded retreat for leisurely afternoons. Additionally, on the ground floor, a laundry, guest powder room, and a double lockup garage cater to practical needs. Ascending to the upper level reveals a lavish master suite, complete with a dressing room, balcony, and ensuite featuring twin basins, a shower, and a toilet. Three additional generously sized bedrooms feature mirrored robes, complemented by a spacious sunlit retreat and a central bathroom with a bathtub and separate toilet. Key features of this remarkable home include:

- Four generous bedrooms, two lavish bathrooms, study and an array of living spaces
- French Oak Hardwood timber floors in herringbone parquetry throughout the ground floor, plush carpets in the bedrooms and retreat upstairs, and tiled wet areas
- Excellent storage options under the stairs
- Ducted heating and cooling for year-round comfort
- A double garage and two secure driveway spaces
- An alarm and video intercom system for added security
- Tastefully landscaped gardens with a sprinkler system for all-year-round convenience
- Thoughtfully placed plantation shutters, curtains, and blinds.

**LOCATION BENEFITS:** Moments away from parks, West Street and North Street shopping strips, and St. Thomas More's Primary School. Easy access to Gowrie & Oak Park train stations. Located 12.5km's North of the CBD with convenient access to City Link, the ring road, and the airport. Potential Rental Return - \$790 - \$850 per week\*\*The potential rental return is an approximation and serves as a guide based on the current market rate in April 2024. Actual returns may vary\*\*