

# 2 Wendy Close, Warranwood, Vic 3134



## House For Sale

Thursday, 18 April 2024

2 Wendy Close, Warranwood, Vic 3134

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 921 m2

Type: House



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**\$1,250,000 - \$1,350,000**

Balancing a passion for indoor-outdoor entertaining with three separate living zones for enhanced everyday family functionality, this impeccably maintained family home will captivate from start to finish. Set beyond the delights of a beautifully landscaped garden and a charming bullnose verandah the home makes a memorable first impression, introducing you to an inviting entrance foyer before making its way through to the lounge room where a crackling open fireplace provides ambient warmth on cold winter evenings. An adjoining dining zone is perfectly placed to provide excellent flexibility, with the option to utilise for formal meals or furnish as a light-filled study zone. Offering pleasing proportions, the kitchen showcases a wonderful combination of waterfall stone benchtops, glass splashbacks and high-end Miele appliances, including an oven, combination oven, induction cooktop with two gas burners and a semi-integrated dishwasher. While a handy breakfast bench and plumbing for a large refrigerator add additional convenience. A sun-kissed meals and family room glides over polished floorboards and is wonderfully flanked by sliding doors, offering an effortless connection out to the stamped concrete entertaining zone and covered alfresco deck with tranquil treetop vistas. A meandering pathway guides you around the beautiful backyard detailed with synthetic lawn, established low-maintenance gardens and a charming gazebo, while back inside a light-filled rumpus room offers an additional space from which the family can relax or entertain. Four robed bedrooms supply a restful night's sleep and include a master suite with mirrored built-in-robos and an ensuite, supplemented by a modern family bathroom boasting a picture window with peaceful garden aspects, separate toilet and laundry. Replete with ducted heating, evaporative cooling, split system air conditioning, alarm, excellent storage, internally/externally accessed wood storage, large shed plus double garage with workshop and tilt-lift rear door. Wonderfully placed for family life, near Warranwood Primary School, Yarra Valley Grammar, Luther College, Melbourne Rudolf Steiner School, Warranwood Reserve, walking trails, buses, McAdams Square Shopping Village, North Ringwood shops, Eastland Shopping Centre plus Eastlink.