

20 Sugarloaf Bend, Brookfield, Vic 3338



House For Sale

Tuesday, 12 December 2023

20 Sugarloaf Bend, Brookfield, Vic 3338

Bedrooms: 4

Bathrooms: 2

Parkings: 16

Area: 1542 m2

Type: House



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\$1,249,000 - \$1,299,000

With location that offers the best of both worlds – a peaceful suburban setting and quick access to essential amenities- this home is truly a gem in Brookfield. With a solidified country Victoria feel to the property you feel a sense of isolation from your neighbours creating a quiet and serene place to call home. Welcome to your new home in Brookfield, where convenience meets charm. This impressive 4-bedroom residence is perfectly situated on a massive 1,540m² (APPROX.) parcel of land, with a creek reserve in front it is the perfect frontage, while offering easy access to schools of all levels, Western Freeway access and is in close proximity to the Melton South Train Station, all while providing a distinct living experience. This house is not just a residence, it's more than just bricks and mortar; it's a testament to craftsmanship and dedication, as it was lovingly owner-built. Every detail reflects pride in ownership, while boasting the shedding of your dreams. As you step inside, you'll immediately notice the remarkable homely feel that graces every room, creating a sense of warmth and happiness. The master bedroom is a true retreat and is situated at the front of the home boasting bay windows with unparallel views and its own split system while also featuring, a huge walk-in robe and complete with an original ensuite, which holds plenty of space and features a big spa bath, huge vanity with plenty of space and a separate toilet. Adjacent to the master bedroom is the formal lounge with additional open study, providing flexibility for the new owners to work from home or convert to a fifth bedroom. The heart of this home you are met with the well-appointed kitchen area, inclusive of ample bench and cupboard space, gas cooktop and electric oven, dishwasher, and a generous sized pantry! This overlooks the dining area and the second living room, featuring another split system, which creates another perfect entertaining space for both families and friends to enjoy everything this home has to offer. The remaining 3 bedrooms all feature built in robes and are large in size while also being serviced by the beautiful central bathroom making this property a truly perfect place for the growing family. At the rear of the property, you have the massive rumpus/theatre room, featuring sounded and light deafening curtains and a Conara fireplace making this the perfect third living area to gather as a family for movie night. What sets this property apart is the potential it offers outside. For those with special requirements, the property boasts two of the largest sheds with 150mm thick concrete leading from the side access to extended access height and width, making it suitable for accommodating all types of transport, whether you're a hobbyist or a tradesperson, this feature opens up a world of possibilities. The large backyard holds the potential that only your imagination can limit, the yard holds plenty of space for both kids and pets alike, providing an ideal location for a growing family. The back yard also features a massive pergola, perfect for entertaining all your friends and family, which wraps around the back of the home making it perfect to entertain in any weather. Special features include – evaporative cooling, ducted heating, multiple split systems through-out, upgraded window coverings, porcelain tiles, huge side access, remote controlled double car garage with external and drive through access, workshop shed and show case shed, extended pergola, water tanks, established gardens, and so much more! Don't miss out on this extraordinary opportunity. Contact Shane or Ryan today to schedule your appointment and experience the quality of this owner-built masterpiece firsthand. (Photo ID is Required at all Open For Inspections) At YPA Melton "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency.