

206 Hopetoun Park Road, Hopetoun Park, Vic 3340



House For Sale

Tuesday, 30 January 2024

206 Hopetoun Park Road, Hopetoun Park, Vic 3340

Bedrooms: 4

Bathrooms: 3

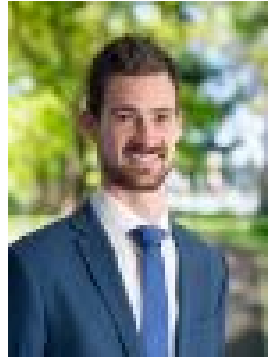
Parkings: 12

Area: 7810 m2

Type: House



Shane Spiteri  
0488980115



Zac Boland  
0439442286

## **\$1,849,000 - \$1,899,000**

Discover unparalleled luxury and sophistication in Hopetoun Park. It's not often a home of this calibre and class comes onto the property market. Situated on the best street in Hopetoun Park on a whopping 1.9 acres (approx.) with easy access straight onto the freeway, you are only 7 mins from either locally produced fruit and vegetables in Bacchus Marsh or 8 mins from the big supermarkets that Melton has to offer. Owner designed and built across 59 squares (approx.) for today's ultra-modern lifestyle, with not a single detail being overlooked, this iconic estate not only offers luxury at every level and demands attention but will have you completely and utterly engaged everywhere you look. As you make your way to the front door, you will be in awe of the elegant unique façade boasting a combination of bluestone split brick and porcelain brick. The stunning huge pivot entry door opens to your foyer boasting a led lite tray ceiling, black butt engineered timber flooring and high ceilings that continue to flow through-out. The west wing of the property boasts the master bedroom of everyone's dreams, featuring its own sitting/dressing room two of the biggest walk-in robes you will find. All leading to the massive master suite and open ensuite boasting floor to ceiling porcelain tiles, 40mm stone bench top with his and her sinks, huge mirror with led lighting, freestanding bath, huge walk-in shower and separate toilet. The wing also offers the guest bedroom with its own walk-in robe and ensuite with similar upgrades to the master's ensuite. The kitchen is in a league of its own which has been impeccably built to include only the highest of quality fixtures and fittings including a drop ceiling, stainless steel appliances, 900mm freestanding gas cooktop and pyrolytic self cleaning oven, feature island bench with undermount sink, 40mm Calcutta stone bench tops with waterfall finishes, upgraded unique splash back, plenty of cupboard space and an oversized walk-in pantry boasting a secondary sink and dish washers. All of this seamlessly incorporating the dining area with picture perfect views of the impeccable back landscaping. The huge open lounge provides further comfort with the Conara fireplace and plenty of space on offer. An additional formal lounge room provides more space for the family with a stunning gas fireplace for further comfort creating a blend of timeless aesthetic and modern convenience. Heading down the hall you will find the two remaining bedrooms that are all great in size featuring built-in robes. The bedrooms are serviced by a gorgeous jack and jill styled central bathroom with access from both bedrooms, featuring floor to ceiling tiles, a free standing bath, oversized shower, 40mm a stone benchtop and plenty of cupboard space. The massive laundry boasts a crazy amount of bench and cupboard space, perfect for a large family. The separate powder room has the same upgrades as the other bathrooms, keeping the luxury feel through every room. The wow factor continues with the theatre room, decked out for the perfect family movie nights. The outside of this home is a real wow factor! With a timber look tiled alfresco providing the perfect entertaining space, with the stacker doors opening up from inside creating the indoor/outdoor feel. The landscaping is second to none, with an enclosed approximately 750m<sup>2</sup> section surrounded by Colourbond fencing with plenty of lawn for the kids to run and play with the freestanding pergola creating another space for the family while maintaining a private paradise! Side access is available via the left-hand side of the property leading to the under-roof line double car garage with internal access for convenience but also leading to your massive 10 car shed! Car enthusiast, someone looking to start a business or someone needing a workshop will be delighted with plenty of power, electric roller doors, storage space and an external wash bay with enough space for a truck, there is something for everyone at this property. Additional features include: two ducted heating and refrigerated cooling units which can be zoned, 9ft ceilings, higher door frames at 2340mm, square set corning in the main living areas, plantation shutters to the front of the property and double blinds at the back of the home, heated towel rails, stone bench tops throughout, European argon-filled double glazed windows, ceiling fans through-out, CCTV, alarm system, side access, concrete sideway from shed for additional caravan/trailer storage, two large water tanks, manicure gardens, and so much more! This property will not last long so call today to book your inspection to ensure you don't miss out! (Photo ID is Required at all Open For Inspections) At YPA Ballarat "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.