

# 21 Granite Court, Euroa, Vic 3666

## House For Sale

Monday, 22 April 2024



21 Granite Court, Euroa, Vic 3666

Bedrooms: 4

Bathrooms: 2

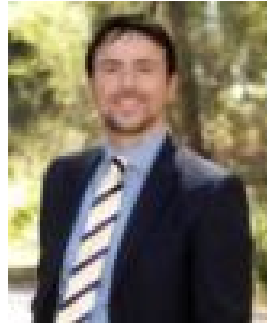
Parkings: 2

Area: 1945 m2

Type: House



Warren Langsford  
0419529723



Bryce Langsford  
0413384899

## Contact Agent

Immaculate 4 bedroom home, only 4 years old and featuring native gardens and magnificent views to Balmattum Hill . Stunning contemporary interior with high quality fixtures and fittings. Arriving at 21 Granite Court you are immediately aware of the great private location. This exclusive estate was developed to provide country living including all underground services and whilst only being a 5 minute drive from the centre of town. Residence: Constructed in 2020 by a highly respected local builder, this architect designed Californian bungalow is immaculate throughout. The home offers a mixture of stunning traditional touches, a contemporary and spacious floorplan, high quality furnishings and lots of natural light. The owners in designing this home wanted to re-create a lot of the traditional past with the exterior showcasing a stunning Californian bungalow façade, striking front pillars, a gable roof, a leadlight front door and the classic red brick and white trim construction. The extra-large double garage carries on this theme. Internal Features: The front door opens to a hallway which then reveals a beautiful formal lounge. Then a stunning master bedroom with a very generous walk-in robe, offering plenty of storage. Quality appointed ensuite features timber shutters, a large rainfall shower, double vanity units, mirrored cabinets, overhead lighting and a separate private toilet. The floor plan then leads to a spacious open plan kitchen, living and dining area. Showcasing a stately timber fireplace with gas log fire which provides a warm atmosphere. The well-appointed kitchen offers a large island bench with contemporary lighting, a double sink, dishwasher, microwave and extensive storage including a large pantry. There is a four-burner gas stove top and electric oven and plenty of preparation space. There are four large bedrooms all with built in robes and all offering beautiful views to the gardens and the surrounds. The floor plan is flexible and the fourth bedroom is presently being used as a home office (suitable for today's modern workplace). The rear hallway leads to a lovely bathroom with a large and stylish free-standing bath, another rainfall shower, vanity and cupboards including mirrored cabinets. Next to this bathroom is another private toilet. The floor coverings feature contemporary vinyl timber look flooring and high quality wool carpets throughout. The en-suite, the bathroom, the private toilets and the laundry are highlighted with Terrazzo floor tiles. The home has a 6-star energy rating with double glazed windows, fully insulated walls and ceilings and a 5kw solar system. For your comfort there is ducted gas heating and an evaporative ducted cooling system. There is also a CCTV home security system and sensor lights. Outdoors: Sit outdoors and admire the beautiful natural bush, Balmattum Hill and the very attractive, low maintenance gardens. In addition, the home has mains water and a 15,000 litre tank. The rear of the property has extensive outdoor entertaining areas combining paving, stone and timber decking with a pergola covering an outdoor dining area and a large shade cantilever umbrella covering a lovely seating area. There is also a pizza oven and BBQ. Garage: Extra large double (6m x 7.5 m) lock up 2 car garage. Power and remote roller door and an extra rear smaller roller door provides access for the ride on mower and extra large storage area. Land: Prime 1,945 m<sup>2</sup> secure allotment with a stunning backdrop to native bushland. 21 Granite Court boasts a very private and spacious environment with secure colour bond fencing, ideal for keeping children and pets safe. Traditional white picket fences are a fantastic addition to this property. There is also rear access from Gobur Street with ample room to securely park a caravan, trailer or boat. Services include natural gas, town water, sewerage, underground power and NBN Location: The Balmattum Hill rural residential area is tightly held. This prestigious home is located at the end of a court so there is no passing traffic. Granite Court features all new high-quality homes and is a highly desirable location. It is a short walk to excellent sporting facilities and a 5-minute drive to the Binney Street shops and the extensive services that the town has to offer. See attached floor plan/site plan and photos of this property. Summary This is a rare opportunity to purchase a unique home which reflects the magnificent historical buildings of Euroa but has all of the contemporary features and comforts that a family would expect. It is a beautifully presented home in a great private and secure location with plenty of space to enjoy stunning views from every part of the property. When you inspect this unique property, you will be very impressed.