

# 21 Pomeroy Rise, Mount Duneed, Vic 3217



## House For Sale

Friday, 3 May 2024

21 Pomeroy Rise, Mount Duneed, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

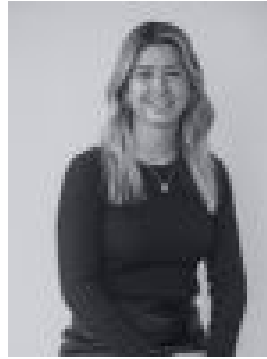
**Parkings: 2**

**Area: 445 m2**

**Type: House**



Tahlia Huke  
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## \$1,050,000-\$1,150,000

Defined: This exquisite home seamlessly blends coastal style with contemporary functionality, making a distinguished presence in Mount Duneed's residential scene. Designed for family living, this stunning property showcases a passive solar design, custom luxury features, and premium details throughout its four-bedroom, dual-living space. Emphasizing a minimalist aesthetic with sharp, clean lines, the home features burnished concrete floors, an eye-catching Victorian Ash staircase, and generous window installations, enhancing its airy coastal ambiance. Located in the rapidly growing Warralily Grange, the property is conveniently close to schools, cafes, parks, and shopping centres.

Considered: Kitchen: Curved island bench with breakfast bar and storage, concealed butler's pantry with stone benchtops, dual oven tower, server window, large dry pantry (with skylight) and microwave cavity. Burnished concrete floors, electric cooktop, dual in-set sinks, soft-close cabinetry, downlights, and tiled splashback. Open Plan Living/Dining: Wall of north-facing windows, bespoke built-in bar/cabinetry with floating shelves and tiled splashback, split-system heating/cooling unit, downlights, burnished concrete floors, ceiling fan. Secondary Lounge: Solid Vic Ash timber floor, study nook with garden view, split-system heating/cooling unit, windows with roller blind, downlights, and internal storage cupboard. Master Suite: Upgraded carpet, feature nib wall, glass slider to backyard, sheer curtain with roller blinds, large walk-in robe with custom fit-out. Arched entrance to ensuite with feature tub, walk-in double shower with dual shower heads and tiled base, dual vanity with stone benchtop. Additional Bedrooms: Three bedrooms each with fully-fitted built-in robes, upgraded carpet, downlights and roller blinds. Main Bathroom: Full-height tiling, walk-in shower with ceiling shower head, freestanding bath below skylight, large vanity with drawers. Separate powder room. Laundry: Stone benchtops, generous storage including hamper drawer and bespoke shelving, in-set sink, washer/dryer cavities and overhead cabinetry. Rear mudroom with custom bench seating with storage, wall hooks, overhead cabinetry and internal access to double garage. Sliding door to rear and private powder room. Outside: Tiled alfresco with raked roofline, new perimeter fencing, generous north-facing yard with grassy play space for children. Landscaped frontage with exposed aggregate driveway. Luxury Inclusions: Elevated ceiling heights throughout, burnished concrete floors (ground floor only), statement Vic Ash timber staircase with glass balustrade, downlights throughout, double glazed windows/doors throughout, weatherboard exterior. Close by Facilities: Mirriposa Primary School, Mount Duneed Regional Primary School, 9grams Cafe and Cups Canteen, Armstrong Creek Town Centre, Grovedale College, Geelong Lutheran College, Iona College, Sovereign Drive Oval, Armstrong Creek, Waurm Ponds Train Station, Geelong CBD and Torquay via Geelong Ring Road. Ideal For: Families, couples, professionals.\*

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