

**22 Koba Way, Officer, Vic 3809**



**House For Sale**

Saturday, 28 October 2023

22 Koba Way, Officer, Vic 3809

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 536 m2**

**Type: House**



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**\$1,100,000 - \$1,210,000**

Encapsulating all that is desirable in a contemporary residence, this impressive home boasts quality appointments throughout. Featuring a spacious family domain incorporating a modern kitchen with a stone island benchtop, an abundance of cupboard and bench space, stainless steel appliances, and a walk-in butler's pantry. Ideal for those who love to entertain, you will enjoy four entertaining areas; a theatre room space, an upstairs rumpus, a front living area, and the main open-plan living and dining zone. There is versatility to have a 5th bedroom and with the added bonus of the downstairs ensuite, perfect for guests and family. The master bedroom is tailored with its own balcony, a walk-in robe, and a private ensuite. Additional bedrooms are fitted with built-in robes and serviced by a central main bathroom. Outdoors includes a generous alfresco surrounded by the professional landscaped backyard with generous side access. Added features includes a laundry, understair storage, a remote-controlled garage, security alarm system, laundry, ducted heating, evaporative cooling, and much more! Situated in the Arcadia Estate, you will have life's conveniences at your fingertips including the Kurran Primary School, Officer Primary School, Bridgewood Primary School, Officer Secondary College, Comely Banks Recreational Centre, Officer's New Proposed Town Centre, Officer Train Station, brand new neighborhood park, wetlands, walking tracks, and local shopping precincts. As well as over 23 hectares of parklands, and open space, the Princes Freeway, the new Officer South Road freeway interchange, and much more!