

22 Yarra Valley Boulevard, Chirnside Park, Vic 3116



House For Sale

Friday, 17 May 2024

22 Yarra Valley Boulevard, Chirnside Park, Vic 3116

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 913 m2

Type: House



David Egan
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Dennis Lim
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\$1,175,000 - \$1,250,000

ONSITE AUCTION. Saturday 8th June 2024 at 2.00 pm. 10% deposit with flexible settlement terms of 45/60/90 days. Wrapped in the embrace of the esteemed 'Yarra Valley Estate', along a boulevard bordered by Golden Elm trees, we present this elegant property of immense space and flexibility. Situated on approximately 914sqm, it showcases a sprawling 5-bedroom floorplan, a swimming pool and superb indoor and outdoor spaces, making it the perfect fit for large or multi-generational families. Inside, a tiled entrance beckons, beautifully bordered by a sunken lounge and dining room. Flanking this central walkway are two bedrooms, one of which is a spacious master suite with a walk-in wardrobe, a spa ensuite and its very-own alfresco deck with a retractable shade awning. The remaining three robed bedrooms are found off a rear corridor, serviced by a bathroom. At the hub of the home, a large, fully equipped kitchen with lavish amounts of timber cabinetry is adjoined by a bay window-wrapped meals area, a family room and a sitting/study space. This open plan domain integrates seamlessly with a wrap-around deck, containing a covered area for entertaining. The ground floor of the home hosts an expansive studio/office with internal and external entry points. Boasting a built-in bar and a bathroom, it is a versatile space that could comfortably accommodate older children, grandparents or home-based business operators. The backyard is fabulously family friendly, featuring a swimming pool, a covered alfresco and a producegrowing area with raised vegetable gardens and fruit trees. Complete with complementary inclusions, this home has a total of four toilets, a generous amount of internal, under-house and shed storage, ducted heating, evaporative cooling, ceiling fans, ducted vacuum and a double garage with rear yard access for trailer parking. Its coveted estate position is conveniently close to reserves, walking trails, bus services, Chirnside Park Shopping Centre, Reading Cinemas, restaurants, Chirnside Park Pre and Primary Schools, Oxley College, Mooroolbark and Lilydale Train Stations, and course, the magnificent Yarra Valley.