

23 Giles Drive, Bannockburn, Vic 3331

House For Sale

Wednesday, 6 December 2023



23 Giles Drive, Bannockburn, Vic 3331

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 4098 m2

Type: House



Rene Pompe
0419764940



Owen Sharkey
0352814500

\$895,000 - \$955,000

Discover the perfect blend of modern comfort and rural charm at 23 Giles Drive, located just minutes from Bannockburn town centre and 20 minutes from Geelong. Set on a spacious 1-acre block, key features that define this modern home are:

- **Kitchen:** The kitchen is a culinary haven with stone benchtops, a walk-in pantry, a gas cooktop, and laminated flooring for both style and practicality
- **Open-Plan Living:** The kitchen seamlessly integrates with the dining and lounge areas, featuring a split system, ceiling fan, and laminated flooring for a contemporary living experience
- **Luxurious Master Suite:** Retreat to the king sized master bedroom with a ceiling fan, carpet, study nook, and an ensuite boasting a large shower, tiled flooring, double basin, and a separate toilet
- **Bedrooms:** The 3 additional bedrooms offer plush carpeting, ceiling fans, walk-in wardrobes, and queen-sized rooms.
- **Bathroom:** The bathroom is generously sized, featuring a large shower, toilet, free standing bath, and tiled flooring
- **Laundry:** Medium sized with tiled flooring
- **Water:** Mains water supplemented by a 22,000-liter tank off the shed ensures water resilience
- **Versatile Spaces:** Find a small, cosy study room with laminated flooring and a medium-sized second living area with laminated flooring and a ceiling fan for added versatility
- **Transformed Garage:** The double garage has been cleverly converted into two separate rooms, one serving as a fully lined beauty salon with a split system and the other as a general storage room
- **Alfresco:** Entertainment area with wooden flooring, offering views of the surroundings
- **Functional Shed:** A 18m x 9m shed which is fully concreted
- **Energy Efficiency:** Enjoy the convenience of bottled gas for cooking and hot water
- **Linea Weather Boards:** These boards are resistant to shrinking, swelling, cracking, rot and fire

Experience modern living with a touch of tranquillity at 23 Giles Drive, Bannockburn.