

# 23 Springdale Rise, Highton, Vic 3216

**McGrath**

## House For Sale

Thursday, 14 March 2024

23 Springdale Rise, Highton, Vic 3216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 426 m2**

**Type: House**



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**\$1,050,000 - \$1,150,000**

Experience the epitome of sustainable living in this meticulously crafted home, where innovative design elements seamlessly blend with eco-friendly technologies. Embrace a lifestyle free from the constraints of traditional electricity or gas bills, courtesy of a cutting-edge 10kw solar system paired with a 13kw Tesla battery. Enhanced by the inclusion of additional insulation, double-glazed windows and honeycomb blinds adorning the east-facing windows, the proud homeowner can revel in the achievement of three years without a single electricity bill. Upon entering this design marvel, you will be greeted by a meticulously designed dual-zoned living concept, featuring three bedrooms and an office on the lower level. The flexibility to convert one of the bedrooms into a secondary living space adds a touch of versatility to the layout. Ascend the stairs to the upper level, where the master bedroom and an open-plan kitchen, living, and dining area await. The main family room on this floor exudes a sense of grandeur, with its spacious, luminous ambiance that seamlessly integrates with the surrounding views, creating a captivating living experience. The oversized kitchen, complete with a substantial stone benchtop extending into the walk-in pantry, epitomizes luxury and functionality. Step through the open plan layout to access the north-facing balcony via double stacker doors, offering a delightful space with unobstructed views and protection from the elements. Additionally, the property includes a 4x6m roller door shed, ideal for storing tools, a motorbike, or any other belongings. Perfect for those in search of a low-maintenance, cost-effective lifestyle without compromising on the breathtaking vista that this home provides. Positioned on top of the hill and in an established street with beautiful homes surrounding you there is certain to be great growth over the years. The location offers a short trip to local shops & schools as well as a short drive to the ring road where you can quickly access the surf coast and only one traffic light away from Melbourne, it's no wonder Highton is the most popular suburb of Geelong. - Split system in every room - Epoxy floor to the garage and shed - Master bedroom with walk-in robe and ensuite - All bedrooms with built-in robes - Dedicated office - Quality branded double-glazed windows - 10kw solar plus 13kw Tesla battery - Solar hot water with LPG boost