

# 24 Marija Crescent, Berwick, Vic 3806



## House For Sale

Friday, 3 May 2024

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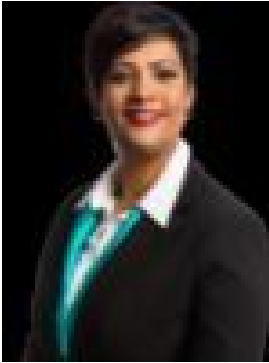
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 682 m2**

**Type: House**



Thushari Sumanasekera  
1300753716



Moditha Sumanasekera  
1300753716

**\$1,150,000 - \$1,250,000**

Nestled in a prime location, this impressive double-storey residence offers the perfect blend of comfort, convenience, and natural beauty. Situated opposite lush parkland, serene lakes, and a picturesque walking path leading to the tranquil Berwick Springs Lake, this home provides an idyllic setting for peaceful living. Upon entry, you are greeted by a spacious study, ideal for those who work from home. This can also be used as a 5th Bedroom downstairs if required. The ground floor boasts a well-appointed living area, complemented by a convenient powder room for guests. The heart of the home lies in the expansive kitchen and dining space, perfect for family gatherings and entertaining guests. For a touch of luxury, the home features a dedicated theatre room, offering a private escape for movie nights and entertainment. The adjacent alfresco area seamlessly extends the indoor living space outdoors, providing a perfect setting for alfresco dining and relaxation amidst the landscaped backyard. Step outside to the well-maintained backyard oasis, featuring a soothing water fountain, perfect for outdoor entertaining or quiet moments of reflection. The ground floor also features a practical laundry with direct access to the garage, ensuring convenience for busy households. Ascend the staircase to discover a generous master suite complete with its own ensuite, providing a peaceful sanctuary for relaxation. Additionally, the upper level offers a versatile living room, perfect for unwinding or as a children's play area. Completing the upper level are three well-proportioned bedrooms, each featuring built-in robes, offering ample storage space for the entire family. A centrally located bathroom and separate toilet cater to the needs of the household. The home is equipped with a 5kw solar system, providing energy efficiency and cost savings. Security is ensured with a comprehensive alarm system, while ducted heating and evaporative cooling offer year-round comfort. The convenience of a ducted vacuum further enhances the ease of living. Located within close proximity to Eden Rise Village, shops, amenities, reputable public and private schools, Casey Hospital, Federation University and the Berwick train station, this property offers the ultimate lifestyle convenience. Embrace the tranquillity and convenience of lakeside living in this meticulously maintained home.