

# 26 Sparrowhawk Road, Doreen, Vic 3754

## House For Sale

Wednesday, 8 May 2024

26 Sparrowhawk Road, Doreen, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1000 m2

Type: House



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**ESR: \$950,000 - \$1,020,000**

Expressions of Interest Offers Close Tuesday 4th of June at 6.00pm (unless sold prior) Ideally located in a exclusive pocket opposite parklands and introduced by crazy-paved paths that meander through lovely established gardens that underscore its street appeal, this timeless single-level home delivers a lifestyle of privilege and privacy within a coveted family-focused locale. Set on a generous 1000m<sup>2</sup> allotment (approx.), this sanctuary of space combines a free-flowing, versatile interior with a relaxed alfresco haven to ensure an exceptional indoor-outdoor lifestyle. Adaptable and flexible, the floor plan introduces a refined lounge-dining sweeping around to an expansive, light-filled living-meals, ramp into the front verandah for easier pram / wheelchair access. Stretching out from a solid timber, stainless-steel equipped kitchen. They are complemented by a study (ideal as a fourth bedroom if desired) and a large home office, perfect as a playroom (depending on your needs!) A walk-in robe and an ensuite with an oversize shower pampers the occupants of the main bedroom. It is thoughtfully zoned from two further bedrooms, sharing a bathroom detailed with tessellated floor tiles and a clawfoot bath. A low-maintenance Stratco patio anchors a deep and wide rear yard bathed in the northern sun. A lush lawn, established fruit trees, a herb garden, and a conversation area offering seating around a fire pit share the peaceful and private space with a freestanding workshop. Fitted with a pedestrian and manual roller door, it provides the flexibility of an ideal workspace for a home-based tradie or an equally impressive studio for the budding artist or muso. Unmarked paintwork, ducted heating and cooling, large laundry with storage, 20 solar panels (6.5kW), 10 000 litre water tank for the garden, and an oversized remote double garage with shelving, internal access and a rear roller door lead a comprehensive list of inclusions. A short walk to the bus, local café and the tracks and trails along the lakefront, the café, dining, shopping, entertainment and educational delights of Laurimar Village are within a leisurely stroll. \*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*