

28 Braden Brae Drive, Warranwood, Vic 3134



Sold House

Monday, 23 October 2023

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Bedrooms: 4

Bathrooms: 2

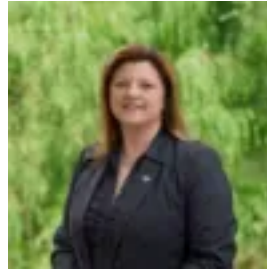
Parkings: 2

Area: 1128 m2

Type: House



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\$1,350,000

Expressions of Interest closing Thursday 9th November at 5pm unless sold prior. An invigorating lifestyle with the native beauty of Warranwood Reserve on your doorstep, this incredible Cape Cod inspired family home encapsulates the treed inspirations throughout the property. Dormer windows and a light and engaging aesthetic create an immediate glow in this stylish residence. The parkside placement is enhanced by the proximity to esteemed schools, boutique wineries and all the shops and services a family requires. Elevated with colonial bay windows to encompass the lush setting, a formal living room with wood fired heater and dimmable chandelier creates an intimate space to relax. Adjoining a brightly lit study perfect for working from home with French doors leading outside. A bustling kitchen family/dining area with butler's pantry/coffee station and Caesarstone benchtops is the perfect hub to serve and host guests. Comprising quality appliances including a Westinghouse pyrolytic oven with in-built air fryer, Asko gas hotplates, Bosch dishwasher, double black matte sinks and alluring Spanish subway tile splashback. Expanding the entertaining into a huge rumpus/theatre room with coffered wall and split system, ideal for movie nights with a screen and speakers ready to go. The accommodation embraces four sunlit bedrooms (2 with study nooks) and two bathrooms plus a powder room contained in the laundry offering storage/external access. A downstairs bedroom with robes caters for visitors, and upstairs the master is straight from a storybook with its dormer window and angled roofline creating a wonderful restful space for adults, including a walk-in robe and ensuite. The kids will appreciate a main bathroom with deep bath and shower, separate central vanity plus separate WC for added harmony. The established gardens are matched to family life with a large porch to relax with a cuppa, alfresco dining with undercover BBQ and several garden paths to explore leading to three sheds, a raised veggie garden, cubby house, fruit trees and 2 large water tanks each with a 5,500L capacity. Slate inspired retainer walls are enhanced by vibrant Japanese Maple trees. Adding further comfort to the home: oak engineered floors, LED lights, GDH downstairs, evaporative cooling upstairs, security alarm, understairs and in-roof storage, structured data cabling to all TV points, NBN connections, and a double carport plus caravan/trailer/boat parking. In a coveted location, walk to Warranwood Primary, Rudolf Steiner School, Yarra Valley Grammar, Luther College and Good Shepherd Primary. Surrounded by pocket parks and reserves including Quambee for tennis, horse riding, football and cricket or McAlpin for family picnics. Nearby to Warrandyte and the Yarra River or the Mullum Mullum Trail with tracks to Eastland and the city. Buses deliver you to Ringwood Station and minutes to Aquanation, Costco, Bunnings and Eastlink. The Yarra Valley wineries and lofty heights of Mt Lofty and Mt Dandenong beckon you in your leisure time.