

**28 Castlemaine Drive, Eynesbury, Vic 3338**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 880 m2**

**Type: House**

**\$925,000**

Introducing 28 Castlemaine Drive, Eynesbury - a stunning Victorian style home that boasts uninterrupted views of the picturesque Eynesbury golf course. This property offers the perfect blend of charm, elegance, and modern living on a 880m<sup>2</sup> allotment. Upon entry, you will be greeted by two spacious living areas that exude sophistication and character. Both rooms may also be used as study spaces, perfect for those who work from home or require a quiet space for reading and relaxation; alternatively, easily converted into additional bedroom spaces. As you continue through the solid timber and glass-paneled sliding door you find yourself at the heart of the home where the open plan dining & living area seamlessly integrates with the well-equipped, large kitchen including induction stove top, St. George dual ovens, featuring a beautiful pressed-metal look glass splashback tile finish. The extra-long benchtop has been custom made from solid Sydney Blue Gum timber along with the bespoke cabinetry throughout the kitchen. This area boasts large windows that capture the stunning views of the golf course and gardens, making it the perfect space for entertaining guests or spending time with family. The home has 3-metre high ceilings throughout, adding to the feeling of spaciousness and light. Even more living space is provided at the rear of the home by a large, separate rumpus room; there's plenty of room for the growing family to ensure that everyone has their own space. The home has been designed with an emphasis on outdoor living, with a stunning alfresco area that overlooks the golf course, and front & side verandah allowing you to enjoy the garden from virtually anywhere within the home, or sit out on the comfortable wide merbau decking from which you can enjoy the myriad bird life that visits the gardens. The home comprises three large bedrooms, with a double walk-in robe attached to the master bedroom which also has an ensuite providing an oversized shower, double vanity and toilet. The central bathroom showcases a beautiful enamel claw-foot bath as well as shower. Year-round comfort is assured in this home. Magnificent hydronic heating in each room, controlled via a programmable central panel as well as individual controls at each of the cast iron heating panels that feature throughout the home. In summer, refrigerated ducted air conditioning is also controlled via a digital panel. There is no end to the amenity; an abundance of storage space is provided throughout, the large laundry has external access, a ducted hide-a-hose vacuum system reaches the whole home, the oversized double car garage with internal access and a shelved workshop area will meet all your needs, and last but not least, an 8.61kw solar electricity system with a 13.8kWh battery will likely take care all your electricity needs. No expense has been spared when creating this bespoke family home. Superbly positioned on a 880m<sup>2</sup> allotment in a cul-de-sac location, within walking distance to everything Eynesbury has to offer including the century old Eynesbury Homestead and Cafe, 18 hole championship golf course, Discovery Centre, dedicated walking trails and open green spaces. An exquisite family home that will take your breath away. Don't delay or you'll be disappointed. Additional luxury features include:

- Wide architraves, cornices and skirting boards, bespoke solid timber doors and window-sills throughout. Solid timber & glass sliding doors allow various sections of the house to be closed off.
- Solid timber floors (Sydney Blue Gum), laid on slats on top of the slab, for the most comfort under foot.
- Bremworth 100% NZ wool carpets 14mm thick are beautiful to walk on and enjoy in all carpeted areas: rumpus, bedrooms, and front living rooms.
- Bespoke solid timber (Sydney Blue Gum) bench tops in kitchen, laundry, bathroom, ensuite, powder room.
- Italian marble mosaic floor tiles in bathroom, ensuite, toilet and powder room.
- Unique period lighting throughout, sourced from Stotts. Quality Roman Blinds and curtains.
- Huge storage space provided throughout the house including, walk in pantry ~ 3m long, fully fitted with shelving, 2 double linen cupboards, large WIR for master bedroom, triple wardrobe in a large 2nd bedroom, double wardrobe in a large 3rd bedroom, cupboards under sinks in ensuite, bathroom, & powder room, and behind mirrors in bathroom and ensuite, cupboards and shelving built in the dwarf wall beside the dining room.
- Large 2 car garage with shelved workshop at the rear, and walls lined with metal wall panelling to ~1 metre.
- Professionally landscaped, mature gardens featuring watering system, front and back, controlled by Hydrowise mobile app, recycled red brick paving, cottage garden, no-dig raised vegetable garden bed which served by a watering system, easy to maintain fruit trees, stone terrace wall and matching custom-laid driveway.
- Fibre to door, Telstra Smart Town.
- And many more luxury features