

**3/41 Barkly Street, Sunbury, Vic 3429**



**House For Sale**

Monday, 18 March 2024

3/41 Barkly Street, Sunbury, Vic 3429

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 177 m2**

**Type: House**



Adam Sacco  
0409033644

**\$985,000 to \$1,045,000**

Step into a realm of refined living, where every detail is meticulously curated to surpass the expectations of the discerning buyer. This approximately 25 squares of absolute perfection stands as a testament to architectural excellence, seamlessly blending with the charm of the old township while setting a new standard of expectation. Admire the stunning aesthetic synergy of the mixed-product finished exterior, boasting recycled bricks, Trend Line cladding, Tyrolean stucco, detailed fretwork, stone pillars, and a bluestone tiled porch and balcony, all harmoniously complemented by the exposed aggregate driveway. Shortlisted by the prestigious Master Builders Victoria Builders Excellence Awards, this home showcases the impeccable works of a master craftsman, evident in every aspect of its design. Distributed over two levels, downstairs is dedicated to exceptional family living, encompassing the comforts you would expect with the subtle inclusion of a separate study for optimal productivity in a home office or study environ. The heart of the home is a wonderfully bright open-concept kitchen/dining, incorporating the living room, brimming with superior quality features. Revel in 2.7m high ceilings, coffered ceilings, high quality stone benchtops, a waterfall-edged island bench, Frankie sink, plumbed fridge cavity and top-of-the-line appliances including a Belling dual fuel three-oven upright cooker, rangehood and dishwasher. Custom sliding doors lead to an Eco-decked rear patio, perfect for seamless indoor-outdoor entertaining. Ascend a superbly positioned staircase, to discover a space central to the bedrooms, offering endless possibilities for relaxation or recreation. The master suite indulges in opulence with a walk-in robe and a lavish ensuite adorned with floor-to-ceiling tiling, a herringbone feature wall, oversized shower, and exquisite twin basins. Auxiliary bedrooms also enjoy abundant natural light, generous proportions and share an equally impressive main bathroom. A convenient powder room downstairs caters to both occupiers and visitors to your home. Fully appreciate the home's attention to detail with features such as reverse cycle refrigerated cooling, real timber floors, aluminium windows, plantation shutters, balcony overlooking adjacent park/playground, instant hot water system, LED downlights, hypoallergenic carpet with thick underlay, smart electrical wiring throughout, Euro laundry, ModWood flooring, and a double garage with a Hamptons-style tilt door on remote. Enjoy exclusive direct access to the common area from the yard, as well as convenient proximity to the visitor's car park. Indulge in nearby amenities including restaurants, cafes, the train station, bus stop, adjacent park, childcare centres, sporting facilities, and more. This home is not just a residence; it's a sanctuary of sophistication and comfort. Elevate your lifestyle and call Adam Sacco on 0409 033 644 to book in your private inspection today where you will experience unparalleled luxury for yourself! Your dream home awaits! \*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*