

# 3 Gugger Place, Fyansford, Vic 3218

**buxton**

## Sold House

Friday, 3 November 2023

3 Gugger Place, Fyansford, Vic 3218

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 304 m2

Type: House



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**\$975,000**

Quality, style and considered design combine to offer outstanding family living in this immaculately presented home. Showcasing high end finishes, quality fittings and all the extras that make life easy, this is a home you will enjoy for years to come. Set in the idyllic surrounds of Fyansford, within walking distance of the Barwon River, parkland and reserves, Fyansford Hotel, less than 5 minutes from all the shopping, amenities and schools of Newtown, moments from the Ring Road, and only 8 minutes (approx.) from the CBD, enjoy tranquil riverside living, with outstanding central accessibility. Sophisticated in design, the modern façade presents an elegant style which continues within. Stepping inside, a soaring high void, pendant lighting, feature staircase, freshly painted interiors and a line of vision through the length of the home creates a grand introduction. At the end of the central hallway, a spacious open plan living area is revealed, featuring a stunning contemporary kitchen with long island bench, waterfall stone benchtops, 900mm stainless steel oven and cooktop, dishwasher, endless storage, huge walk-in pantry, modern pendant lighting, and direct access to the alfresco for effortless entertaining. The dining and living space are generous in scale, perfect for everyday living, or for gathering with family and friends. Upstairs comprises four bedrooms, the spacious main bedroom includes impressive walk-in robes and a luxurious ensuite finished in floor to ceiling tiles, double vanity, spacious shower, chic modern tapware and fittings. Three further bedrooms include walk-in and built-in robes and are serviced by a stylish family bathroom in keeping with the high end theme of the home, along with a separate wc. A second living area on this level provides a quiet space to retreat, away from the main traffic of the home. Additional home features include a study nook with built-in desk, central heating and cooling plus ceiling fans for year round creature comforts, downstairs powder room, spacious laundry with storage plus upstairs linen storage. Outdoors, the alfresco offers a private space to entertain overlooking the backyard which provides a secure lawn area for the kids or pets to play. The double garage includes direct internal entry and extends through to a storeroom which adds to the fantastic facilities of the home. Beautifully maintained and presented, this stunning home awaits your arrival. With nothing left to do, this is a wonderful opportunity to secure an established home, move in and simply enjoy your spectacular surrounds!