

30 Larnook Crescent, Aspendale, Vic 3195

 Real Estate

House For Sale

Wednesday, 8 May 2024

30 Larnook Crescent, Aspendale, Vic 3195

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jason C Swift
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Robin Parker
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\$1,195,000 - \$1,300,000

An enticing treelined streetscape introduction and beachside locale sets the scene for this beautifully appointed and updated, single-level family home. Steps from tranquil Edithvale Wetlands, Yammerbrook Nature Reserve and playground, a connection with nature is emphasised, from the large windows with leafy outlooks, carefully landscaped garden with mature trees that provide privacy, to the manicured lawn and enclosed front garden, creating a safe and secure family haven. Three distinct living areas create good family versatility, well suited to growing families, with connecting doors that provide privacy as needed or encourage flow as desired. The formal living room overlooks the front garden, a separate retreat is similarly sized and the open-plan family room features a wonderfully equipped kitchen, central island, integrated appliances and opens to the terrace and lawn. Impeccably private, the garden is perfect for all ages, great for entertaining and includes a large powered shed for storage. The luxurious ensuite main bedroom features robes, built-in cabinetry, a heated towel rail and freestanding bath, while three additional bedrooms, or two and a study, deliver family flexibility. Timber floors create harmony, ducted heating, evaporative cooling and split system air conditioning provide comfort, and two carport spaces, parking and an undercover porch elevate the convenience to another level. Additional features include a laundry with retractable drying rack, powder room, excellent storage, 5kw solar panels and water tank. Walk to the local kindergarten, a choice of playgrounds and parks, easily access the bike path and train station. Zoned to Aspendale Primary and Mordialloc College, the lifestyle benefits are unmatched in this laidback beachside locale where every desirable convenience is within easy reach.