

# 34 Braden Brae Drive, Warranwood, Vic 3134

## House For Sale

Thursday, 25 January 2024



34 Braden Brae Drive, Warranwood, Vic 3134

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 900 m2

Type: House



David Alvares  
0410496995



Moon Bourne  
0405884501

**\$1.275m - \$1.375m**

~ Set Sale Monday 19 February by 5pm (Unless Sold Prior) ~Flaunting a country vibe shrouded in lush bushland overlooking the lush greenery of Warranwood Reserve, this exceptional family home redefines modern luxury with its unparalleled serenity and proximity to a wide range of lifestyle amenities. A grand entry leads to an open plan family room and dining zone set beneath a soaring ceiling, anchored by a divine kitchen that will make cooking meals a pleasure, boasting a high-end Belling oven, a stone breakfast bar and excellent storage. Placed at the front of the home, discover three bright and airy robed bedrooms, serviced by a modern family bathroom, whilst towards the rear, the secluded master bedroom enjoys poolside and park views, finished with a walk-in robe and a sleek ensuite. Resounding with native birdlife and an overwhelming sense of serenity, step onto a full-length verandah that overlooks the entertaining areas with extensive decking and a glistening heated pool, providing an idyllic spot for wining, dining and entertaining. Property highlights include newly resurfaced Queensland Rose Gum hardwood floors, ducted heating, split system air conditioning, veggie garden, under house storage, freshly repainted exterior, a double carport with an attached shed and off-street parking. The location is unbeatable, enjoying gated access to Warranwood Reserve and scenic trails that you can walk through to reach Warranwood Primary School and Melbourne Rudolf Steiner School, minutes by car to Luther College and Yarra Valley Grammar, with proximity to popular Warrandyte Village and the Yarra River, The 100 Acres Reserve, McAdam Square, North Ringwood shops, Eastland Shopping Centre and EastLink.