

# 35 Halls Parade, Mitcham, Vic 3132



## Sold House

Sunday, 20 August 2023

35 Halls Parade, Mitcham, Vic 3132

Bedrooms: 4

Bathrooms: 2

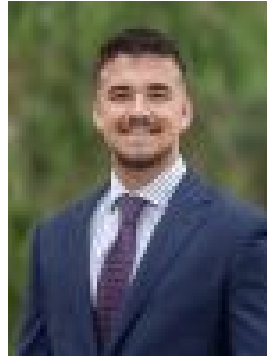
Parkings: 2

Area: 1209 m2

Type: House



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EXPRESSIONS OF INTEREST A gracious entertainer immersed in a beautiful garden setting in a highly sought after cul-de-sac. This amazing home is a peaceful retreat the whole family will enjoy for many years to come. The flexible floorplan promises easy living, introduced by a formal lounge room with a toasty fire and views of the front garden, leading downstairs to an impressive family room and dining zone highlighted by quality Tasmanian oak floors and a premium Cheminees Philippe wood fire that is the focal point of the room. Alongside, the Rosemount kitchen has been thoughtfully designed for home chefs, braggng a 6 metre granite island breakfast bar with waterfall edges and matching splashbacks, high-end Siemens appliances; including an integrated dishwasher, an induction cooktop, twin ovens (steam and convection), and clever never-ending storage space. Family accommodation features the capacious master bedroom that gives parents their own retreat, finished with his-and-her walk-in robes, ensuite and private access to the deck. Three additional robed bedrooms are nestled together for ease and share the modern family bathroom. Two sets of French doors spill onto a large alfresco deck with views over the leafy backyard with established mature trees, a 9-metre in-ground pool with solar heating, heat pump and in-floor cleaning and a bubbling spa. Some of the many highlights include a back to base alarm, ducted heating, ducted reverse cycle air conditioning timed irrigation system, garden shed, repainted interior and exterior, a large storage room, a fabulous air conditioned gym room and an air conditioned quiet home office with a private deck perfect for taking a coffee break and admiring the Dandenong Ranges in the distance. Superbly positioned within the sought-after Vermont Secondary College catchment, moments to Rangeview Primary School, shops and cafes, a host of local parklands and cycling trails, EastLink Mitcham and Heatherdale Train Stations, with proximity to Eastland Shopping Centre, Mitcham's popular shopping precinct, Westfield Doncaster, Forest Hill Chase and Box Hill Central.