

36 Waterside Circuit, Sandhurst, Vic 3977



House For Sale

Saturday, 9 December 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 527 m2

Type: House



Peter Hansen
0397732826



James Bell
0400080422

\$1,980,000 - \$2,170,000

Lapping up the incredible views over the 9th hole and the lake of the north golf course of the exclusive Sandhurst Club, this impressive 4 bedroom + study 2.5 bathroom architect designed home is your own private resort. Beautifully spacious with its superb sense of space and design, this on-trend stunner is completely self-sufficient on the ground floor with its sublime main bedroom suite overlooking the heated swim spa with the golf course as the backdrop. Welcomed by a wide entry hall that introduces the warm timber style floors, this quality built home showcases an executive study, a sensational north facing open plan living and dining area with panoramic window taking in the swim spa view; a state of the art kitchen with Smeg appliances (induction cooktop, microwave and coffee machine) and a butler's pantry; the downstairs main bedroom (custom walk in robe and double shower ensuite), a guest powder room and family size laundry. The first floor is almost completely self-contained too. Perfect for families of all ages, the upper level has an amazing open plan living and dining area taking in the spectacular view with its picture windows, balcony terrace, gas fireplace, a glamorous kitchenette/cocktail bar; 3 further large bedrooms (2 with robes) and a glistening bathroom and a 2nd powder room. Bi-fold doors open onto a covered mod-wood alfresco pavilion featuring a barbecue kitchen complete with Ziegler and Brown barbecue and rangehood, bar fridges and a sink; as well as café blinds and a ceiling fan. The deck extends out to an open air sun filled deck next to the gas heated swim spa for all-season enjoyment. A layer of mod-grass keeps the gardens low maintenance, a kitchen garden gives you some home-grown herbs, and a glass fence keeps the view of the lake and the golf course as the focus. Pristine in its presentation, this lifestyle haven is complete with zoned ducted heating/air conditioning, an alarm, video intercom, ducted vacuum, instant hot water, internal/external speaker system, quality S-fold linen drapes, plantation shutters, 12kw of solar panels and a double auto garage with storage/workshop area. In this quiet circuit, around the corner from the Sandhurst Club clubhouse with on-site health club with gym and pool, social clubs, tennis courts, with shopping at Marriott Waters or Carrum Downs, minutes to Haileybury College and Cornish College, with picturesque walking trails around the estate.