

# 37 Martin Court, Warragul, Vic 3820

## Sold House

Wednesday, 20 December 2023

37 Martin Court, Warragul, Vic 3820

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 4004 m2

Type: House



Stuart Brock  
0407610700



Carmen Christie  
0356231222

## Contact agent

Commanding in its respected court address and set upon a 4004 m<sup>2</sup> allotment within landscaped gardens of botanical beauty that only decades of time can create, this substantial and stylish 2 storey designer-built residence offers luxurious family living. Greeted by manicured hedging and wrought iron automatic gates entry, flows into a beckoning circular driveway access to the homestead and captivating surrounds. The homestead is light filled, versatile with a flexible floor plan, combined with that lovely airiness from lofty ceilings and extensive glazing that together create a superb haven of comfort and privacy. The ground level is host to, the home office, main bedroom with walk in robe and en-suite, multiple family living rooms, formal dining room, opulent new kitchen that will inspire cooks of all talent, laundry, and powder room. Accessible from the kitchen and meals area is the sunroom/conservatory, double plus automatic garage and covered alfresco entertaining deck complete with outdoor kitchen. The upper level is host to an additional living area, four bedrooms (one en-suited) plus central bathroom. All rooms boast views, either of the garden, rural and mountain ranges beyond! To ensure year-round comfort and pleasure, there is ducted heating throughout, the ground level has 3 split system air conditioners and a wood heater to sidle up to in the cooler months. The upper level has 2 split systems and benefits from the warmth of the flued wood heater too. The sprawling gardens are adorned with specimen trees and shrubs, arbours, 8x5 Colourbond shed fitted with WC and hand basin, vegetable beds and orchard full of edible delights, a joy to behold all year round! There is side access to the yard for parking of a large van, boat, or trailer plus there is room to build a larger shed if so desired (STCA) Superbly built and fitted throughout with high end fittings, fixtures, finishes and appliances that you would expect of a property of this calibre to ensure your comfort and pleasure! PLUS 24 roof solar panels to help with energy efficiency and reduced power costs! This outstanding property will impress at every angle, plus the revered address and proximity to the Warragul CBD and amenities, only adds to this property allure! An inspection is necessary to appreciate what is on offer, so call our office for more information and book yours today!