

**38 Morinda Street, Ringwood East, Vic 3135**



**House For Sale**

Thursday, 1 February 2024

38 Morinda Street, Ringwood East, Vic 3135

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 677 m2**

**Type: House**



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**\$1,250,000 - \$1,350,000**

Secluded amidst manicured private gardens mere metres from Tintern Grammar, this expansive two storey family residence showcases quality contemporary updates with a truly enviable entertainers' layout. Situated within a peaceful leafy neighbourhood just a stroll from Ringwood East Station and Railway Avenue shopping and restaurants, and moments from Tarralla Creek Trail, Gracedale Park, Eastfield Park, Ringwood Lake and Eastland Shopping Centre, the home is zoned for both Eastwood Primary School and Ringwood Secondary College. The city and peninsula are both easily accessible via EastLink, with Aquinas College and Maroondah Hospital also close by. Privately set behind established gardens and hedges, the home features airy high ceilings with ornamental cornices. An open plan family and dining area includes elegant sash windows, a fireplace, and French doors flowing out to the front patio. A separate formal living room with wired in-roof speakers creates a flexible space for growing families, ideal for use as a theatre room, a playroom, or for hosting guests. At the rear, the home opens out to a generous undercover alfresco area with café blinds and panel heaters, offering ample space for relaxed year-round outdoor dining and entertaining. Adjacent, an impressively expansive backyard includes a meticulously maintained lawn framed by colourful garden borders, a majestic wattle tree, and espaliered apple, lime, mandarin and peach trees. The outdoor space also features a sundrenched separate deck with firepit / sandpit area, and a substantial chicken run with secure coop. The stylish contemporary kitchen comprises stone benchtops, a 900mm induction cooktop, a large oven, a semi-integrated Miele dishwasher, an integrated stainless steel microwave, extensive cabinetry, and a breakfast bar for casual meals. Set on the ground floor, the master bedroom overlooks the gardens via a full height bay window. An additional robed bedroom is set alongside a skylit central bathroom with a double stone vanity, a frameless glass shower and a separate bathtub, plus a guest W/C and a full laundry with drying area. The thoughtfully zoned upper level showcases enchanting treetop views from each room, with a spacious retreat living area offering ample space for larger families. Three bedrooms are each equipped with built-in wardrobes, and are complemented by a bright modern bathroom with a double stone vanity. Featuring ducted refrigerated air conditioning and heating, fans in all bedrooms, a 6.29kW solar system, roller blinds, plantation shutters, security screen front and rear doors, electric heat pump hot water, and excellent storage including a large under-stair area and easily accessible in-roof storage with flooring, the home also offers a substantial lock-up shed, an additional bike / garden shed, and plenty of off-street parking space.