

# 4 Noojee Court, Yallambie, Vic 3085

## Sold House

Wednesday, 21 February 2024

4 Noojee Court, Yallambie, Vic 3085

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 593 m2**

**Type: House**



Peter Sahinidis  
0388882020



James Hatzolos  
0418518694

**\$1,300,000**

Sold by Peter Sahinidis & James Hatzolos of RT Edgar Manningham Sparkling with a dazzling display of on-trend finishes and luxury appointments, this four-bedroom home on 593sqm (approx.) delivers a flawless integration of indoor and outdoor spaces to indulge an idyllic family lifestyle. Capturing leafy views from an elevated position, the home's styling echoes nature with a medley of stone and timber finishes, blended with a free-flowing layout that brims with natural light. Wrapped in a cool-white colour palette and chic Victorian Ash floors, the light-laden interior welcomes guests through a wide entrance that easily doubles as a study area with built-in cupboards. The vast lounge and dining room provides a relaxing ambience for day-to-day living and vibrant entertaining, highlighted by a stunning media centre. The fully appointed kitchen serves directly into the dining room over a handy breakfast bar, catering with wide cooking appliances and customised storage, while smartly dressed in Ottoman Grey stone benches and splashbacks. The family room provides a private and cosy space to relax beside a slow-combustion fireplace, while promoting lively indoor-outdoor entertaining when guests arrive. Stretching onto a sheltered deck, the home hosts year-round alfresco celebrations and sundrenched lounging beside a sparkling inground pool and low-maintenance gardens. The accommodation adds easy versatility for the modern family, offering four generous robed bedrooms including a private guest bedroom or home office. The main bedroom pampers parents with a lavish terrazzo ensuite with a deep soaker tub to unwind at days' end, while the second bathroom includes a luxe walk-in shower and laundry facilities. Completed with ample off-street parking and two storage sheds, the home is cocooned in modern comfort within a sought-after neighbourhood nestled beside the Plenty River walking trail and Heidelberg Golf Club. Zoned for Montmorency Secondary College, the home is situated among parklands, playgrounds, and sporting clubs, the Lower Plenty shopping strip, Montmorency station, and Greensborough Plaza.