

**42 Braden Brae Drive, Warranwood, Vic 3134**



**Sold House**

Thursday, 13 June 2024

42 Braden Brae Drive, Warranwood, Vic 3134

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 966 m2**

**Type: House**



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**\$1,400,500**

Quietly wrapping this idyllic corner within footsteps of Warranwood Reserve, this wonderful north-facing home is a treasure of family surprises. Combining lifestyle and convenience with beautiful modern renovations throughout that emphasise comfort and zoned space for everyone to appreciate. The area is highly prized for its walking proximity to elite education, buses and boundless parkland. A slate tiled entrance guides you to the different areas of the home. Leading into a ground level study with direct access to the double garage. On the other side is a private formal living space with open fire, wainscoted wall and lovely colonial windows reflecting street vistas. Progressing to a sophisticated dining area that connects with a central renovated kitchen appointed with stainless steel appliances including double Electrolux ovens and Elica induction cooktop with built in exhaust fan, plus a Bosch dishwasher. Fitted with generous soft-close drawers and stone benchtops/splashbacks. The kitchen overlooks a family/meals area, merging perfectly for entertaining and everyday use. Slip out the sliding door to a merbau deck elevated for maximum garden perspective. Fitted with a cantilever market umbrella for warmer days and offering a power connection. Stepping down to the incredible gems this property offers including a fully relined, refenced inground pool with stylish rock wall, garden dotted with fruits trees and several pockets to destress after work. Culminating in a gorgeous separate studio/home office or pool house with sink and toilet, understairs storage and second upper room for extra storage or a creative/music space. Adding to the appeal is a second driveway/crossover with direct street access. Extra features incorporate the freshly painted layout, gas ducted heating, split system reverse cycle, roman blinds throughout, updated laundry with external access and excellent storage, remote control external blinds on all north-facing rooms, 1.5kW solar roof panel system, under-deck storage area plus a huge water tank, ducted vacuum, NBN connection and off-street parking on both driveways. Five bedrooms BIRs/WIR with leafy outlooks accommodate a large and growing family along with two elegantly renovated bathrooms with chic paisley inspired floor tiles. The master offers the ease of a frameless walk-in shower and stone topped vanity. A family bathroom is enhanced by a freestanding bath, oversized rainfall shower with niche and heated rail for cosy towels. A second renovated family bathroom is on the ground floor. Offering an effortless lifestyle just minutes to preschools, childcare and schools including Kurboroo Kindergarten, Yarra Valley Grammar, Luther College, Good Shepherd Primary, Rudolf Steiner School and Warranwood Primary. Close distance to McAdam Square and Burnt Bridge precincts, Warrandyte and Eastland for all your shopping and entertainment needs. Minutes to Quambee and McAlpin Reserves and sporting facilities. Central to several local wineries, and minutes to buses and Freeway/Eastlink. Great connections to Yarra Valley vineyards and golf courses. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.