

**42 Larcombe Street, Highton, Vic 3216**

**House For Sale**

Wednesday, 12 June 2024



**42 Larcombe Street, Highton, Vic 3216**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ben Riddle

0401447755

**\$995,000 - \$1,094,500**

Designed and located to offer the ultimate family lifestyle, this beautifully presented home is set to change hands for the first time in over 30 years, opening up a wonderful opportunity to secure an outstanding property in a very tightly held pocket. Set on a generous 616m<sup>2</sup> (approx.) allotment, only steps away from Bellaire Primary, in the coveted Belmont High school zone, within walking distance of Highton Village and Porter Avenue shops and cafes, surrounded by parks, reserves and recreational facilities, a spectacular future awaits in this exceptional home! Set in a leafy tree-lined street, the elegant façade is timeless in style. Stepping inside, the entry takes you through to a spacious living area with north-facing windows streaming in warm natural light. Crisp white interiors and timber flooring create a warm and welcoming ambience which continues through to the adjoining kitchen and dining. The elegant kitchen features modern cabinetry, stone benchtops, quality stainless steel Westinghouse oven, Smeg gas cooktop, dishwasher, classic subway tile splashback, excellent storage provisions, and is well positioned for entertaining indoors or out. A central staircase leads to a basement level rumpus room with built-in storage, providing a fantastic space to send the kids to play or retreat! Comprising four bedrooms, the master features built-in robes and ensuite, three further bedrooms include built-in robes, and a fifth room provides a versatile space that can also be used as bedroom, sitting room or study. The central family bathroom has been luxuriously updated, finished in floor-to-ceiling tiles, with full bath, separate shower, modern vanity and quality fittings. Outdoors, a spacious undercover entertaining deck offers ample space for dining and lounging zones, overlooking the expansive backyard which provides a secure space for the kids or pets to play bordered by established trees and lush gardens. A long driveway leads to the garage and workshop, allowing for excellent off-street parking and storage provisions. Additional home features include central ducted heating, evaporative cooling, ceiling fans throughout and solar panels for economical running of the home. Enjoy an array of community facilities at your fingertips, including Highton Bowls and Tennis Clubs, Highton Reserve, McDonalds Reserve, the Barwon River, an array of cafes, eateries, shopping and amenities, 5 minutes (approx.) from the Ring Road and 12 minutes (approx.) from the CBD, this location offers peaceful suburban living with outstanding accessibility. If you're looking for a property to call home, look no further. Here is your chance to secure a wonderful future that you will enjoy for many years to come!