

**44 Earlsfield Drive, Berwick, Vic 3806**



**Sold House**

Tuesday, 15 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 620 m<sup>2</sup>**

**Type: House**

**\$785,000**

Light, welcoming and well-maintained, this three-bedroom plus study (or fourth bedroom) family home sits on 620 sqm and offers a well-located home just a short stroll from the Cardinia Creek Wetlands and Reserve, yet still within easy reach of all the amenities you need for everyday living. With timber floorboards, quality tiling and multiple living spaces including a formal and air-conditioned living room for relaxing or entertaining, a study that can also double as a guest room or fourth bedroom and an open-plan family lounge, meals and kitchen, there's ample space for everyone. The kitchen includes a 900 mm gas cooktop and electric wall oven as well as a dishwasher and plenty of cabinet and bench space for meal prep. All three bedrooms are generously sized and the master suite includes a walk-in wardrobe and private ensuite. The remaining bedrooms include built-in wardrobes for extra storage. A central family bathroom with a separate WC, as well as a dedicated laundry room with extra linen storage, add to the conveniences. Outside, a large synthetic front and rear lawn means you'll never spend your weekends mowing and weeding and a bonus garden shed is included for added outdoor storage. Enjoy a casual weekend BBQ on the paved patio area and there's room to add value by creating your dream outdoor space. Extras include ducted heating, split system air conditioning, eco-friendly 6.5w solar panels, security cameras for added peace of mind and a double remote-controlled garage plus off-street parking. A rear roller door leads out to the back garden, making it ideal for storing a trailer, boat or caravan. A lengthy driveway also provides enough space for two added vehicles to park in tandem. Surrounded by green spaces, you're just minutes from Eden Rise Shopping Centre, public transport, Berwick's elite schools, playgrounds, childcare, recreational amenities and easy access to the M1. Property Specifications: • Spacious three-bedroom, two-bathroom family home with bonus study or fourth bedroom • Multiple living spaces with formal living and a separate open-plan family lounge and meals • Double garage and large fuss-free synthetic front and rear garden with storage shed • Well located near green reserves and minutes to schools, shopping and more