

# 4A Hutchins Court, Warranwood, Vic 3134

## House For Sale

Thursday, 1 February 2024



4A Hutchins Court, Warranwood, Vic 3134

Bedrooms: 4

Bathrooms: 2

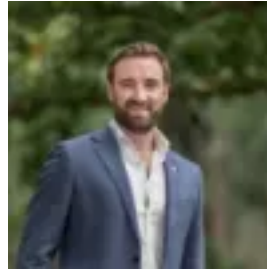
Parkings: 2

Area: 595 m2

Type: House



Adrian Nyariri  
0455089610



Daniel Broadbent  
0398706211

**\$1,150,000 - \$1,250,000**

Indulge young and growing families in this private and meticulously maintained home, placed on a low-care allotment in a prized leafy Warranwood cul de sac. Openly planned yet with the capacity to be zoned into three separate entertaining areas, all spaces connect effortlessly. Superbly located near numerous parks, elite schools and efficient public transport, everything you need is packaged with this residence. Contemporary living and family rooms add an extra element of sophisticated warmth to an adjoining dining area and pristine Caesarstone kitchen. Incorporating a Blanco oven and gas cooktop, Fisher and Paykel rangehood and Bosch dishwasher. Spaciously arranged with a walk-in pantry, soft-close drawers and provision for a plumbed fridge/freezer. A substantial laundry will be the envy of all with large linen and general storage cupboards plus an upper chute, built-in Robin Hood ironing board and direct internal access to an oversized double garage with storage area. BBQs and a range of social occasions can be celebrated in the fully secured, low maintenance garden. Bathe in the north-facing sunshine on a generous merbau deck or supervise safe child's play from indoors, with side gate entry to the court and a peaceful playground/reserve metres from your front door. An entry level study/5th bed offers ample space, combining with 4 robed bedrooms and a smartly segregated bathroom upstairs. Offering a separate vanity and toilet plus a spotless family bathroom with bath and semi-frameless shower. The master supplies a walk-in robe, large ensuite with dual basin vanity, shower and freestanding towel cabinet. The home is placed on its own title with a private driveway offering excellent off street parking/caravan storage plus there are no owner's corporate requirements. Providing unmissable comfort and character with: polished Tassie oak floors, evaporative cooling, ducted heating, split system, ducted vacuum system, double glazing, plantation shutters, CCTV, excellent storage throughout incl understairs and a utility shed, 2,000L rain water tank, 2 x external sun blinds, and a large double remote garage with extra storage area. The location is second to none with the choice of three boutique wineries, and several leafy parks/sports facilities at Warranwood, Quambee and McAlpin Reserves, all minutes from your doorstep. Enjoy a coffee at McAdam Square or the relaxed Warrandyte cafes, with a seamless drive to Eastland, Town Square and Costco. Spoilt for choice with Warranwood Primary a street away and a short walk to Rudolf Steiner School, Yarra Valley Grammar, Luther College, Good Shepherd Primary and Kurboroo Kindergarten. Close to buses dropping you off at Ringwood Station, delivering you to city servicing trains. Minutes to the Eastern Freeway and Eastlink, and great access to the Yarra Valley wineries.