

**5 Julius Avenue, Dingley Village, VIC, 3172**

**Sold House**

Friday, 20 January 2023

5 Julius Avenue, Dingley Village, VIC, 3172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **soldAS - My signs are everywhere**

Positioned within the sought-after Grange Estate on 700sqm (approx) and within 15 minutes of the idyllic Edithvale Beach is this immaculately presented double-storey family home. Sporting a regal Victorian facade with ornamental gables and fascias, the street appeal is boosted by a manicured front yard with neat hedges, cherry blossom trees and a paved driveway leading to a double lock-up drive-through garage.

2700mm high ceilings are accentuated by decorative cornices, architraves and bulkheads. Modern LED downlights shine down onto the plush carpet and ceramic floor tiles. The home is climate controlled by ducted heating and evaporative cooling, while the central living room boasts a fireplace and an ornamental mantel. An abundance of natural light is invited through large windows that are furnished by timber Venetians and luxe curtains.

The outdoor entertaining area is covered and expansive, boasting timber decking. It provides the backdrop to a finely manicured and spacious backyard which vaunts a solar-heated swimming pool, framed by a gorgeous frangipani mural feature wall.

The roomy kitchen promotes white shaker-style cabinetry tied together by sparkling splashback tiles and a rounded edge 40m ocean blue countertop. Home chefs will delight in the wall-mounted electric oven, 900mm gas burner cooktop and stainless steel dishwasher.

Two bedrooms are on the ground floor, including the master suite which showcases a walk-in robe and private ensuite with a jet spa bath. Upstairs, an abundance of storage space is made available, while two more oversized bedrooms branch off a central rumpus space, all of which are illuminated by stunning skylights. Bathrooms are well-maintained in their original finish.

Additional highlights include an alarm system and NBN connection.

Positioned in a highly desirable estate, the home is close to the golf course, a multitude of quality parks, Dingley Village Shops and the local primary school. Edithvale Beach and its buzzing town are only 15 minutes by car.

This resort-style home is immaculately presented and opulently finished. Contact us for a priority inspection today!

### Property Specifications

- Four bedroom double storey home with immense outdoor entertaining space plus pool
- Beautiful front and rear gardens
- Quality finishes inside plus heating, cooling, LEDs, high ceilings
- Drive-through double lock-up garage
- Excellent location

Our signs are everywhere... For more Real Estate in Dingley Village contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.