

61 Manna Gum Drive, Epsom, Vic 3551

Sold House

Tuesday, 5 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 485 m²

Type: House

\$630,000

Located across the road from a peaceful vacant treed allotment with no neighbours looking at you, this modern brick veneer 4 bedroom home is aesthetically pleasing and durable with a touch of elegance and longevity. As soon as you pull up to the front, the beautifully landscaped front yard gives an insight into the neatness of the whole property from front to back including an impeccably tidy home. With a thoughtful layout, this home offers an inviting and spacious atmosphere that you and your loved ones will cherish for years to come. The main living area is at the front with a second living area adjoining the open plan kitchen, meals and outdoor entertaining space. Enjoying 4 bedrooms with ample space for the whole family, this home ensures everyone has their own private area that they can retreat from the rest of the family. The large main bedroom is situated at the rear of the home, perfect for the shift worker needing peace and quiet and has a walk in robe plus ensuite. Bedrooms 2 and 3 both have built in robes providing ample storage whilst bedroom 4 can be utilised as a home office, craft room or bedroom depending on your needs. The main bathroom is perfectly located between bedrooms 2 and 3 featuring tiled floor, bath and a shower making it a haven for relaxation. Ample storage is always a bonus, and this home delivers with a spacious 2-door linen press in the hallway to keep your home organised and clutter-free. The heart of this home is the stylish and functional kitchen, featuring modern tiled flooring, pantry cupboard and 900mm Smeg gas hotplates and under bench electric oven, allowing you to prepare delicious meals effortlessly with the convenience and ease of a dishwasher for quick cleanup. Embrace sustainable living with the new solar panels, allowing you to harness the sun's energy and reduce your carbon footprint while saving on electricity bills. Stay comfortable year-round with the convenience of ducted gas heating in winter and ducted evaporative cooling during the summer months. A new split system air conditioner to the second living room is an added bonus for the hotter or humid days. Enjoy a generous outdoor space for entertaining or simply soaking in the fresh air. The low maintenance yard, complete with artificial grass and pavers, ensures you spend more time enjoying the outdoors and less time on upkeep. Car accommodation is well catered for with a double garage providing safe and secure direct access to the home to bring the groceries in. A new hot water service has been recently installed so there is no need to worry about replacement in the near future. Situated on a generous allotment of approx. 485 sq metres, this property is across a wonderful area with beautiful trees to soak in on your morning walk. Located only a short drive to Epsom Village Shopping Centre and White Hills Primary, offering convenience at your doorstep. Contact Andrew Pearce on 0419 544 251 for an inspection.