

61 Marlborough Road, Berwick, Vic 3806

AREA SPECIALIST

House For Sale

Wednesday, 10 January 2024

61 Marlborough Road, Berwick, Vic 3806

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 214 m2

Type: House



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Laura Voinea
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\$599,000 - \$649,000

Its Addressed: Positioned in the heart of family-friendly Minta Estate, this immaculate double storey home offers comfort and sophistication. Within the catchment of Berwick Chase Primary School and the esteemed Kambrya College, this abode is the epitome of modern living. A short drive to St Francis Xavier College adds to the appeal, while a quick stroll leads to several parks, walking tracks and playgrounds. The exterior presents with a show-stopping contemporary facade with Australian 'Shale Grey' Colorbond panels and a fully white-painted rendered ground floor. The perimeter black steel fence, complemented by a rendered letterbox and gateway, provides security and style. The low-maintenance landscaping is refined and thriving with natives, hedges and bushes. Semi-shaded cut-in windows with black aluminium sills and frames add a touch of elegance. An exposed aggregate path leads to the portico, while a laneway-accessible double lock-up garage ensures secure parking. Step inside to attuned climate with reverse cycle air conditioning in both living zones and the main bedroom. High ceilings create an airy atmosphere, while roller blinds throughout add a layer of privacy. Luxe timber-look laminate floating floorboards and modern LED down lights add to the contemporary aesthetic. The open-plan design, with a front-facing formal living room, integrates with a private, sunny courtyard featuring turf, aggregate concrete, and partial covering for BBQ. The luxurious kitchen boasts a full-length fixture window splashback framing the electric oven and gas burner cooktop. Dark walnut-look laminate cabinetry, 20mm stone countertops and a four-seater breakfast island are opulent. An integrated stainless steel dishwasher and an elegant gooseneck mixer with a double bowl undermount sink complete the space with class. Three well-sized bedrooms, adorned with plush carpet and built-in robe storage, ensure ample space for the family. The master bedroom enjoys a private ensuite with an oversized shower and walk-in robe storage. Both bathrooms exude luxury with contrasting tiles, stone-top vanity units, mirrored cabinetry and semi-frameless showers. The main bathroom adds a tiled hob bathtub for the little ones. Contact us for a priority inspection today! Property specifications: • Three bedrooms, two spacious living zones, private sunny courtyard, double LUG • Easy-maintenance front and rear gardens and a gorgeous contemporary facade • High ceilings, AC (x3), quality flooring, blinds, LEDs • Popular, family-friendly location is a must-inspect For more Real Estate in Berwick, 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.