

# 7 Alder Place, Warragul, Vic 3820



## House For Sale

Saturday, 18 November 2023

7 Alder Place, Warragul, Vic 3820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 692 m2**

**Type: House**



Kim Durrand

**\$900,000-\$950,000**

Discover the epitome of modern living in this meticulously designed split-level architectural home, strategically positioned in close proximity to St. Pauls Anglican Grammar School. Boasting an impressive 4 bedrooms and 2 living areas, this light filled residence achieves a remarkable 6 Star energy rating, ensuring both sustainability and efficiency. Step into luxury with insulated floors and double-glazed windows that flood the space with natural light. The separate lounge room features floor-to-ceiling windows, creating an inviting atmosphere with a seamless connection to the outdoors. Architectural claddings, including timber, render, and Standing Seam Colorbond, contribute to the distinctive aesthetic of this home. Enjoy the stunning established gardens on timber deckings that complement the contemporary design. Inside, revel in the expansive 3.0m high ceilings in the kitchen, meals, and living areas, accentuated by highlight windows facing north, providing a bright and airy ambience. Solid timber flooring adds warmth and character, while the kitchen showcases stone benchtops, elevating both style and functionality. This residence is thoughtfully designed with practical elements, including a storage area under the house. The house is strategically elevated to maximize breathtaking views, making every day a picturesque experience. Practicality meets aesthetics with a concrete driveway, basic landscaping, LED downlights, and ducted heating, ensuring a comfortable and energy-efficient living environment. The Colorbond roof, 900mm cooker, quality plumbing fixtures and fittings, frameless shower screens, and a timber study bench complete this home's sophisticated appeal. Seize the opportunity to make this unique property your own, where every detail is crafted for a harmonious blend of style, comfort, and functionality. Your dream home awaits its discerning owner! To arrange an inspection contact Kim Durrand on 0419 268 882