

# 7 Cabernet Court, Waurn Ponds, Vic 3216



## House For Sale

Friday, 5 April 2024

7 Cabernet Court, Waurn Ponds, Vic 3216

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 746 m2

Type: House



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**\$1,195,000 - \$1,295,000**

Nestled in a quiet court location, this quality Dennis Family Home built residence captures the essence of family living while being the ultimate entertainers abode. On the market for the very first time, this much loved, one owner home is sure to impress. Boasting four inviting bedrooms, three living rooms, two bathrooms and the ultimate outdoor entertaining area complete with pool house, built in BBQ, gas log fire, café heaters, putting green, outdoor alfresco and an impressive resort style swimming pool and spa will make you feel like you are in a luxury resort all year round. Designed with the discerning entertainer in mind, this generously proportioned home will certainly take your breath away. The heart of the home is the open plan kitchen, family and dining area that seamlessly flows to the separate living and outdoor entertaining zone. The spacious kitchen features Smeg 900mm gas cook top, Smeg wall oven, sleek canopy rangehood, Asko dishwasher, spacious island bench and an abundance of storage. Beyond the rear gate lies the Waurnd Ponds Recreation Reserve and walking tracks, a popular escape for leisurely walks and a quiet and peaceful walk to the Waurnd Ponds Shopping Centre. Features include: \* Master bedroom with walk in robe. Ensuite with spa bath \* Bedrooms 2,3 & 4 with built in robes \* Three separate living zones \* Home gym/rumpus with sliding door access to outdoor entertaining zone \* Open plan kitchen/family/dining zone that flows seamlessly to the outdoor entertaining area \* Powder room \* Impressive luxurious indoor/outdoor alfresco entertaining with built in gas BBQ, Vergola louvre roof, café heaters & outdoor shower \* Resort style salt water gas & solar heated swimming pool and spa \* North-facing entertainers backyard with putting green \* Rear gate access to the recreation reserve \* Triple remote garage with access to the yard and toilet \* Reverse cycle heating & cooling throughout \* Ducted vacuum \* Security Cameras \* 5.2Kw solar panel system \* 3 Phase power This tightly-held location invites you to enjoy privacy and convenience living close to everyday conveniences. The Waurnd Ponds Creek walking trails connect you to the Waurnd Ponds Shopping Centre, while the Waurnd Ponds Train Station is moments away for Melbourne commuters. Families will appreciate that nearby schools include Grovedale West Primary School, Grovedale College and the Christian College Campuses. Superior Ring Road access keeps you connected to both Melbourne and the Surf Coast. Enjoy proximity to local wineries, Deakin University (Waurnd Ponds) and Epworth Hospital. \*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.