

**7 Cottesmore Street, Fraser Rise, Vic 3336**



**House For Sale**

Sunday, 11 February 2024

7 Cottesmore Street, Fraser Rise, Vic 3336

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\$785,000 to \$825,000**

LJ Hooker Property Point presents 7 Cottesmore Street, Fraser Rise, a newly constructed haven epitomizing modern comfort and elegance. Nestled in a serene pocket of Fraser Rise, this single-storey residence offers an ideal sanctuary for families or a lucrative addition to any investment portfolio. Boasting a plethora of upscale amenities both indoors and outdoors, this property promises a lifestyle of luxury and convenience. • Four bedrooms provide ample space for the family, each equipped with built-in robes. Notably, there are two main bedroom suites, each boasting a spacious walk-in robe and an immaculate en suite. These en-suites feature floor-to-ceiling tiles and luxurious vanities, elevating the sense of luxury and comfort in the home. • The heart of the home is the open-plan kitchen, dining, and family area, thoughtfully designed for seamless living. Timber floorboards exude warmth, while large windows flood the space with natural light, creating an inviting ambiance. A separate formal lounge and rumpus room offer additional retreats for relaxation and entertainment. • The modern kitchen is a chef's delight, boasting sleek timber cabinetry, 900mm Westinghouse appliances, a generous stone-top island bench/breakfast bar, and a walk-in pantry for ample storage. • Step outdoors to the covered alfresco, perfect for enjoying the landscaped surroundings and entertaining guests. The fully fenced backyard ensures privacy and security for family gatherings. • Additional features include a double garage with internal and backyard access, Mitsubishi refrigerated heating and cooling with separate zoning for year-round comfort, downlights, an alarm system, and a separate internal laundry. High-quality finishes adorn every corner of this 375m<sup>2</sup> (approx.) property, from the exposed aggregate driveway, ensuring durability and style. Situated in the family-friendly suburb of Fraser Rise, residents enjoy easy access to nearby parks, schools, shopping centres, and dining options. With the CBD just 30km away, convenience meets tranquility in this sought-after location. Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 08/02/2024.