

7 Cruz Court, Yarra Glen, Vic 3775



House For Sale

Thursday, 30 May 2024

7 Cruz Court, Yarra Glen, Vic 3775

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



David Egan
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Dennis Lim
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\$1,065,000 - \$1,135,000

PRIVATE SALE with a CLOSING DATE SALE. Offers closing Tuesday 25th June at 3.00 pm. (Unless Sold Prior). 10% deposit with flexible settlement terms 30/45/60/75 days. Stretch out in comfort, entertain in style, and relish a vibrant lifestyle that the Yarra Valley provides with this modern 7-year-young residence, resting a street away from Yarra Glen village. Inside, a sprawling central corridor seamlessly connects every room in the residence, enhanced by up to 9ft-tall ceilings with square-set plaster, premium flooring and double-glazed windows. Four robed bedrooms with ceiling fans, and two sleek, floor-to-ceiling tiled bathrooms adorned with premium fittings and finishes grace the corridor. Among them is a bedroom with a built-in study area, and a front master suite that features twin walk-in wardrobes and an ensuite with twin basins and a separate toilet. Two large, separate zones offer ample space for family activities, beginning with a relaxing lounge room. The open plan living and dining area, featuring a Coonara gas heater, serves as a social hub for gathering. It's complemented by a showpiece kitchen, boasting sleek stone benches, a stone waterfall-edge breakfast bar, plumbing for a fridge, twin AEG pyrolytic ovens (one steam), an AEG induction stove and a butler's pantry with an AEG dishwasher. Transforming this space into a private haven dedicated to entertaining, sliding stacker doors seamlessly open to an expansive covered alfresco area, set alongside a solar-heated in-ground swimming pool. This polished concrete area features twin ceiling fans, lighting and a mains-plumbed outdoor kitchen equipped with a Weber barbecue, a rangehood and a sink. Complete with complementary inclusions, this home has a laundry with a drying cupboard, a powder room that is plumbed to a water tank, a walk-in linen press cupboard, ducted heating, evaporative and split system cooling, a 13-panel solar system, a generator switch, WiFi cameras, low maintenance gardens, plus a remote double garage with internal house entry and rear roller door access for trailer parking. Positioned to provide its future occupants with effortless access to everything Yarra Glen and the valley have to offer, this stunning property is within easy walking distance to bus services, numerous specialty stores, eateries and establishments, including the Grand Hotel, trails, reserves, Yarra Glen Primary School and Yarra Glen Racecourse. It is also just a short drive to the Yarra Valley Chocolaterie, as well as a plethora of elite golf courses and fine wineries.