

# 7 Magnolia Way, Warragul, Vic 3820



## House For Sale

Wednesday, 22 November 2023

7 Magnolia Way, Warragul, Vic 3820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 843 m2**

**Type: House**



Daniel Sheehan

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**\$1,240,000 - \$1,290,000**

Styled and presented at a level deserving of its award-winning design and craftsmanship, this stunning new residence from Roseleigh Homes offers the very finest in quality and comfort. Positioned in the popular Bowen Heights estate with end-of-street access to Brooker Park Walking Trails, Sporting Facilities and Dog Park, and with St. Paul's Anglican Grammar a stone's throw away, this very fashionable address boasts a lifestyle like no other. Upon entry to the home, first impressions quickly become lasting with the stylish travertine tiled flooring, soft earthy decor and curved feature wall that draws you towards a delightful sun-filled living space. Enjoy coming home and relaxing in front of the wood heater with Bodega sandstone feature surround, high vaulted ceiling, and dual French door access to the rear deck and beautifully landscaped low-maintenance native gardens that make the most of the extra-large 843sqm block. The designer kitchen with stone island bench, high-end Asko twin oven and induction stove, integrated dishwasher and bar fridge also features a butler's pantry with direct garage access and north facing gas-lift servery window to private open-air decking. A separate living room servicing the bedroom wing compliments the very spacious adjacent outdoor decked entertaining area while a conveniently located study is a welcomed addition to the 3 large bedrooms. Other notable features include engineered oak timber floors, zoned ducted heating and air conditioning, opulent bathroom design and quality tapware throughout, excellent storage options, oversize double garage, and side parking for an extra car, boat or caravan. If that's not enough, invest with confidence knowing your new home has been designed to be future-proof, with no gas connection and all-electric appliances, heating, cooling and hot water supply. The twin pitch roof design running east-west, provides ample north-facing roof space perfect for solar capture and storage. When only the best will do, take the time to inspect this modern marvel today.