

**7 Swamp Gum Place, Somerville, Vic 3912**

**AREA SPECIALIST**

**Sold House**

Wednesday, 4 October 2023

7 Swamp Gum Place, Somerville, Vic 3912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 750 m2**

**Type: House**



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**\$1,000,000**

Nestled at the end of a tranquil cul-de-sac on 750m<sup>2</sup> of land in the highly sort after Woodlands Estate is this family abode boasting character and charm. This enchanting home beckons with its warm embrace with a welcoming front veranda that sets the stage for what lies beyond. This captivating two-level home effortlessly accommodates your family's every desire. Boasting not 1, not 2 but 3 separate living zones and a formal dining space. Upstairs is dedicated to the adults featuring an oversized bedroom, large ensuite and huge walk-in robe/dressing room. Whilst the ground level hosts 2 further bedrooms that share the main bathroom and a study/4th bedroom. The heart of the home is a large kitchen adorned with Caesarstone benchtops, stainless steel appliances, and ample bench/storage space that overlooks the daily meals area. French doors lead you out onto the covered/decked entertaining zone complete with your own bar that overlooks a paved terrace. There is a double garage and the bonus of a separate workshop/garage with access via rear gates, ideal for van/boat/trailer. \*Ducted heating \* Ducted cooling \*Open fireplace \*Split system air conditioner \*Water Tank \*Dishwasher \*Internal sap bath \*Floorboards \*Ceiling Fans \*Established gardens Homes in arguably Somerville's best estate are seldom found and with the proximity of transport, schools & shops all at your fingertips makes this a winner. Inspection will not disappoint. Disclaimer: At One Agency Peninsula, we strive to provide accurate and honest information about this property. However, we rely on information provided by the Vendor, their legal representation, and other property sources, and therefore cannot accept any responsibility nor guarantee the absolute accuracy of the information. We advise all potential buyers to conduct their own due diligence and seek independent advice before proceeding with any property trans