

**74 Loxley Boulevard, Narre Warren South, Vic 3805**

**BABET BROTHERS**

**Sold House**

Wednesday, 22 May 2024

74 Loxley Boulevard, Narre Warren South, Vic 3805

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 589 m2**

**Type: House**



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**\$1,020,000**

ANOTHER SOLD by the BABET BROTHERS! Contact Matt Babet on: 0401 861 185 Please follow us on Facebook, YouTube, LinkedIn, and Instagram for regular fresh content search "Babet Brothers Real Estate". Ladies and Gentlemen, we have something very special for you today! 74 Loxley Boulevard, Narre Warren South Grand family excellence near schools and shopping 6 BEDS, 3 BATHS, 2 KITCHENS, 4 CAR SPACES! Welcome to this captivating contemporary residence, perfectly positioned on a large 589sqm corner block directly opposite the tranquil parklands and scenic Hallam Valley walking trail. Ideal for families, this home is just a one-minute walk from Heritage College and the expansive Wood Road Reserve, and a short drive to the bustling Eden Rise Village shopping centre. With Fleetwood Primary School and the prestigious Kambrya College within the catchment area, educational needs are easily met. The home offers a commanding street presence, featuring a modern facade rendered in neutral colours, complemented by modern clad finishes. The solid rendered brick boundary fence adds an element of elegance, while exposed aggregate steps lead up to a welcoming entry portico framed by lush lawn and neatly landscaped borders. Buyers will appreciate the expansive open-plan living and dining area, illuminated by stunning chandelier-style pendants and modern downlights that highlight the polished timber hardwood floors and ornate ceiling cornices. The high ceilings enhance the grand, luxurious feel of the space. A formal study, separate living room and a rumpus room provide ample space for relaxation and entertainment, while an upper floor lounge provides a quiet retreat. The chef's kitchen boasts a coffered ceiling and a spacious four-seater breakfast island with 40mm stone countertops and waterfall edging. The mosaic tiled splash-back and two-tone laminate cabinetry provide abundant storage, complemented by a 900mm freestanding oven, gas cooktop, and a convenient pull-down veggie-spray mixer. An additional full separate secondary kitchen is perfect for hosting large gatherings. There are five bedrooms, including a ground floor guest bedroom and four upper floor bedrooms, all with ample storage. The main bedroom features a walk-in robe and a private ensuite with a luxurious bath and double vanity. The bathrooms showcase opulent finishes with ceramic sink ware, quality floor and wall tiles and frameless mirrors. Outdoor living is equally impressive with a large entertainer's alfresco deck, a child-friendly low-maintenance yard and an external storage shed. An upper floor balcony offers sweeping views across the park. Additional features include evaporative cooling, ducted heating and AC in the main living area. A triple lock-up drive-through garage with access from the secondary street provides secure parking. Property Specifications: Five bedrooms, multiple living areas, grand open-plan layout Triple lock-up garage, extensive storage options Walk to schools, parklands, and shopping Luxurious fixtures and high-end finishes Ideal for large families or those seeking space and elegance This home truly is a must see. With its impressive list of features and prime location it won't be on the market for long. Call today to arrange an inspection and appreciate the full scope of what this property has to offer! This home will not be on the market for long and will be sold very quickly. Contact us today to organise an inspection! Contact Matt Babet on 0401 861 185 Note: Although all care has been taken in preparing this advertisement some information has been provided by third parties, therefore no responsibility is accepted for any inaccuracies.