

**8 Branagan Drive, Aspendale Gardens, Vic 3195**

**buxton**

**House For Sale**

Wednesday, 22 May 2024

8 Branagan Drive, Aspendale Gardens, Vic 3195

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 606 m2**

**Type: House**



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**\$1,050,000 - \$1,100,000**

Step inside this accommodating home and find the perfect plan for an indoor-outdoor entertainers' life...then step out back and find a panoramic Wetlands view! Ready to entertain inside, outside and in-between with scenic views across the Wetlands Reserve, this four bedroom plus home-office area, 2 bathroom home is designed for family harmony with a private master-suite alongside a sunken formal lounge to the front, a quiet kids' wing zoned along a long hallway to the rear, and a relaxed family zone with areas to lounge, dine and entertain! With a huge high-gabled alfresco zone adding twice the life outdoors (complete with two BBQ points and serverly window access), this view-focused home offers an outlook on entertaining for every stage of life. There's a warm and welcoming family kitchen centre-stage, and a big entertainers' bar, there's even a very private master-suite with elegant ensuite to escape to when the party's over! Appointed with easy living extras including great storage in walk-in and built-in robes, ducted heating, plus reverse-cycle air-conditioning, ceiling fans and alarm, this family entertainer is set in impeccably manicured formal gardens with a bespoke-built pond water-feature, clipped hedges, lush lawns, and a tradies' (or handyman's) paradise double garage with workbench and loft storage. Welcome family and friends and entertain in every season in these gorgeously groomed surrounds, relax every day with one of Aspendale Gardens' best views then open the gate to the Reserve (and Rosedale Golf Course beyond) and give the kids a quick safe walk to the primary school and sports ground. Just one block to the Shopping Centre & Primary School, in-Zone for Mordialloc Secondary College, and in reach of Parkdale College and the beachside stations and shopping strips, this is the place see your future!