

# 8 Derwent Rise, Traralgon, Vic 3844



## House For Sale

Tuesday, 30 April 2024

8 Derwent Rise, Traralgon, Vic 3844

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 1232 m2

Type: House



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**\$918,000**

Welcome to the pinnacle of family living at 8 Derwent Rise, Traralgon East! Nestled on an expansive approximately 1232sqm block, this exceptional residence presents an unparalleled opportunity to secure a remarkable family home within the sought-after Ellavale Estate. Boasting picturesque vistas of the Baw Baw Ranges, this property exudes an undeniable charm that is sure to impress. Stepping inside, you are welcomed the grand entrance which creates a seamless flow throughout the rest of the home and provides convenient internal access off the garage. The open-concept floor plan effortlessly integrates the kitchen, meals, and family area, all overlooking the immaculately maintained backyard. The well-appointed kitchen comes complete with loads of storage, stainless steel dishwasher, gas stove, double sink and seamlessly transitions into the adjacent dining area, making mealtimes a breeze. Embracing versatility, multiple living zones including a formal lounge with an irresistible electric fireplace and a rear rumpus room allows for plenty of space for the whole family to enjoy. The home comprises five well-sized bedrooms, each with built-in robes, with the main suite boasting a walk-in robe and ensuite. The main bathroom features a stand-up shower and separate built-in spa bath, alongside a spacious laundry with ample storage and a separate toilet, further enhancing the overall functionality. Comforted throughout by gas ducted heating and split system cooling, as well as the added convenience of ducted vacuum throughout, this house is well-equipped to keep you feeling right at home. Stepping outside, a meticulously maintained backyard beckons, offering ample space for children and pets play. Entertaining is a delight with a generous undercover BBQ area providing the perfect setting for gatherings and celebrations while the swimming pool provides endless family fun during the summer months. There is also side access, and an approx. 12m x 6m powered shed, with additional double carport off the front, perfect for storing boats, cars and caravans. If you've been looking for the ultimate low-maintenance home with a family friendly floorplan in a quiet court location, look no further than 8 Derwent Rise. This home showcases the joy of Traralgon living and must be seen to be truly appreciated. For further information or to arrange an inspection, don't hesitate to contact Simon Burns today on 0421 333 114 or Sarah Jeffery on 0477 013 311. Your dream family home awaits!