

# 8 Wootten Crescent, Langwarrin, Vic 3910

◆ ROCKWOOD

## House For Sale

Thursday, 18 April 2024

8 Wootten Crescent, Langwarrin, Vic 3910

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 664 m<sup>2</sup>

Type: House



Paul El Deir  
0397733441



Rachel El Deir  
0397733441

**\$990,000 - \$1,089,000**

For the head: Brilliantly located park-side, this single-level five-bedroom home with a pool is a perfect family entertainer. Towards the front of the house is a lounge with cosy wood fire heater and study space. The heart of the home is a renovated gourmet cook's kitchen with stone benches, 900 mm oven, gas cooktop, and adjoining dining room opening via sliding doors to an alfresco entertaining deck allowing for seamless indoor/outdoor living. There is a second living room with another wood-fire heater – perfect for families needing space to spread out and relax. The main bedroom is generously appointed with ensuite and excellent storage and there are four additional substantial bedrooms, all with built-in robes. The stylishly renovated family bathroom has a shower with dual rain and hand-held shower heads, and separate toilet. The house is set amidst landscaped gardens, incorporating lush lawns, a heated inground pool with surrounding paved entertaining area, pergola with louvered roof, plus a private gate in the rear yard connecting through to beautiful Long Street Reserve and children's playground. Additional features include ducted heating and cooling, a large separate laundry, a two-car carport, additional off street parking in the driveway, solar panels plus Tesla Powerwall home battery, polished timber floorboards, quality carpets and window furnishings throughout. For the heart: Start planning your summer out by the pool – imagine yourself spending lazy afternoons sipping something festive on a sun lounge or taking a dip. You'll relish hosting friends and family in this home – cooking will be a delight in this gorgeous kitchen, or choose to BBQ out on the deck. You'll enjoy taking the dog and the kids to the park straight out your back gate. You're minutes from all the amenities of Langwarrin including the shops and cafes at the Gateway Shopping Mall and Karingal Hub. Meet-up with friends at local institution Beretta's Langwarrin Hotel situated just down the road, or take a brief drive down Eastlink to enjoy the award-winning restaurants and wineries of the Mornington Peninsula. Welcome home!