

**8 Youssef Way, Williams Landing, Vic 3027**

**nockingstuart**

**House For Sale**

Saturday, 11 May 2024

8 Youssef Way, Williams Landing, Vic 3027

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$850,000 - \$915,000**

Nestled in the esteemed Kingswell Estate and adjacent to the Williams Landing Sports Reserve, this captivating 5-bedroom residence epitomizes contemporary family living. Boasting generous proportions both indoors and out, it offers a sanctuary of comfort and style, ideally positioned for convenience and leisure. Key Features: Versatile home office/5th bedroom complete with custom-built cabinets and built-in robe. Expansive family and meals area seamlessly flowing onto the spacious undercover decked alfresco, perfect for year-round entertainment via stacker doors, flooding the space with natural light. Immaculate modern kitchen featuring stone benchtops, appliances including a 900mm gas cooktop, rangehood, and oven, complemented by a walk-in pantry and glass splashback. Sumptuous master bedroom comprising a walk-in robe and a full ensuite with an oversized shower, dual vanity, stone benchtop, and an abundance of natural light. Three additional bedrooms boasting walk-in robes, serviced by a luxurious central bathroom with bathtub, and separate powder room. Thoughtfully appointed laundry room with ample storage and external access. Double remote-controlled garage with internal access, roller shutter external access, and aggregate concrete driveway. Low maintenance front yard and rear garden adorned with fruit trees, offering a serene outdoor haven. Additional Features: Quality finishes throughout, including stone benchtops, glass splashbacks, frameless shower screens, and tiled shower bases, high ceilings, solar hot water system, timber decking in the alfresco, fly screen windows, and quality curtains enhance the home's appeal, enjoy year-round comfort with central cooling and ducted heating, complemented by quality light fittings and downlights, double garage with internal and external access, coupled with abundant storage options including linen cupboards. Conveniently located mere minutes from Williams Landing Train Station, Shopping Centre, esteemed educational institutions such as Doherty's Creek P-9 College, St Clare's Catholic Primary School, and Westbourne Grammar School, as well as recreational amenities including Kingsbridge Boulevard Park and Sporting Reserve. With easy access to the freeway, this residence epitomizes modern family living at its finest.