

85 Barbra Drive, Charlemont, Vic 3217

House For Sale

Saturday, 27 April 2024

85 Barbra Drive, Charlemont, Vic 3217

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 448 m2

Type: House



Jack Cassin
0493112074



Jack Bartlett
0488017646

\$999k - \$1.098m

Unique: Welcome to 85 Barbra Drive in Charlemont, a custom-built Henley home that offers a fresh and luxurious living experience. Step inside and be captivated by the open-plan layout with light-filled spaces and high ceilings, creating an inviting and airy atmosphere. This home epitomizes elegance, seamlessly blending modern design with thoughtful details.

Key Features:

Upstairs: Retreat to the comfort of the upper level, where the oversized main bedroom features a walk-in robe, ensuite with dual vanity, and a private balcony offering stunning views of the Geelong city lights. The family bathroom serves the 2nd, 3rd, and 4th bedrooms, all equipped with walk-in robes.

Downstairs: Flexibility defines the ground floor, featuring a home theatre that can double as a kids' playroom or nursery, and a versatile home office that can serve as a 5th bedroom. The 3rd bathroom provides convenience, while the open-plan kitchen/living/dining area extends seamlessly to the undercover alfresco, setting the stage for unforgettable gatherings.

Kitchen: The designer kitchen boasts a 900mm Smeg oven, 70mm kitchen island with a waterfall edge, a designer large Franke single undermount sink, and a pull-out sink mixer. Soft-close drawers and cabinets add an extra touch of luxury.

Outdoors: Relax in a private oasis on a meticulously landscaped 447m² block with a north-facing rear yard and quality artificial turf for easy maintenance. The undercover alfresco area provides the perfect backdrop for outdoor entertaining.

Heating & Cooling: Experience year-round comfort with refrigerated cooling and upgraded 5-star ducted heating with zone motor, as well as a solar gas-boosted 6-star hot water service.

Security: Enjoy peace of mind with the luxury Bosch alarm system featuring a 16-zone alarm panel, touch screen code pad, passive infrared motion detector, internal siren and strobe, and remote control kit and fobs, all fully installed and programmed.

Considered Extras: The home features upgraded hybrid floorboards, upgraded carpet foam underlay, and a 6-star energy rating achieved through double glazing for windows and doors. The extended 2-car garage includes epoxy flooring and rear roller door access.

Location: Ideally situated near 'The Village Warralily' and Armstrong Creek Town Centre, a short drive away. The area is close to quality education, including Grovedale East Kindergarten, Armstrong Creek School, and Oberon High School. Access to Reserve Rd leads to Baanip Blvd, ensuring smooth connections to Melbourne. The Geelong CBD is just a short drive away.

Essence: Inviting, Modern, Sophisticated Functionality

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