

**87 Rivergum Drive, Highton, Vic 3216**



**House For Sale**

Thursday, 25 April 2024

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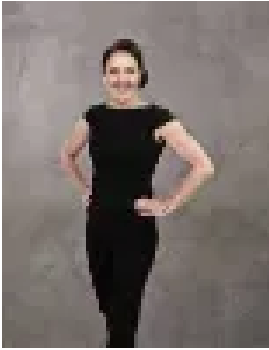
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1051 m2**

**Type: House**



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## Contact Agent

A spectacular architecturally designed and built residence in the exclusive Barwon River precinct of Highton, surrounded by established trees and nature, sitting in a private location, offering a relaxed and enviable lifestyle for the whole family. Perched on the edge of the river, the privacy and serenity you feel the minute you walk through the front door is calming and tranquil. This phenomenal home is truly unique, possessing a luxurious feel of high end quality and style throughout. Showcasing chic modern living, the sophisticated floor plan will ensure relaxed living at its finest. This stunning home takes fine family living to a whole new level! Located in the most desired street in Highton, a prime position with the Barwon river walking track right at your backdoor, everything you need is right at your fingertips. Walking distance to the Barrabool Hills Shopping Centre and only a few minutes' drive to the popular Highton Village, offering inviting cafes, restaurants, retail stores and daily amenities. Ideal for those wanting access to some of the most popular schools in the zone. Montpellier & Highton Primary Schools, Clairvaux Catholic School, Belmont High School and Christian College are all within minutes. Queens Park Golf Course and the scenic Barwon River walking trails and Buckley Falls lookout are within easy reach. Superior access to the Geelong Ring Road, Deakin University and Epworth Hospital and bus stops for those needing public transport are minutes away. Set on a large fully landscaped 1051m<sup>2</sup> block, this is definitely a once in a lifetime opportunity to secure an exclusive address as homes do not enter the market often in this tightly held pocket of Highton.

- Outstanding light filled kitchen/dining/family room with sliding door access to the indoor/outdoor decked entertaining zone
- Designer kitchen with stone bench tops, Asko induction cook top, Fisher & Paykel oven, Asko range hood, Asko dishwasher, dual integrated sinks, vinyl wrap cabinetry, large walk in butlers pantry
- Family room with gas log fire, split system heating and cooling & surround sound
- Second lounge/theatre room with built in speakers & surround sound
- Master suite with dressing room, spacious ensuite, plantation shutters, sliding door access to the deck
- Bedrooms 2,3 & 4 oversized with built in robes
- Beautifully appointed central bathroom with double shower and freestanding bath tub
- Powder room
- Large laundry with walk in separate storage room
- Double glazed windows
- Extra insulation throughout
- Outdoor entertaining deck overlooking the immaculate backyard and river
- Electric outdoor blinds
- Established landscaped front and backyard
- 4500lt water tank
- Direct access to the river and walking track
- Under house storage
- 2.5 car remote garage with internal access

\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.