

# 9 Bibury Street, Lara, Vic 3212



## House For Sale

Thursday, 18 April 2024

9 Bibury Street, Lara, Vic 3212

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 448 m2

Type: House



Arjun Choudhary  
0477108088



Dalbir Singh  
0434067098

## Contact Agent!!!

Welcome to "9 Bibury Street Lara," an exquisite family home nestled within the highly sought-after "Coridale Estate" in the heart of Lara. This residence, proudly presented by OSKO Real Estate Agency, epitomises elegance, comfort, and convenience. In a quality neighbourhood, residents will enjoy easy access to many amenities, making it an ideal choice for discerning families. Situated next to the display village street, this house is guaranteed to offer more than the other display houses around. Would you like to see it for yourself?

**Bedrooms:**

- 4 bedrooms, providing ample accommodation space for residents.
- 2 Master bedrooms with ensuites.
- 2 other bedrooms with built-in robes (sliding doors for robes are upgraded frosty glass) add a touch of elegance.
- His and her walk-in robes in the front master bedroom and a walk-in robe in the master bedroom at the rear.
- Upgraded fit-outs in all Walk-in robes with pigeonholes, drawers, and shoe open storage.
- Ceiling fans in all bedrooms provide additional cooling options.
- Hybrid flooring in all bedrooms for durability and easy maintenance.

**Bathrooms:**

- 3 bathrooms, offering convenience and comfort for daily routines.
- 1 powder room, enhancing the functionality and convenience of the home.
- Upgraded tap wares, 600X600 tiles, feature vertical mosaic tiles, wash basins and LED round mirrors in all bathrooms.
- Designer fluted standalone bathtub in shared bathroom.
- Frameless shower screens for a sleek look.

**Kitchen:**

- 1 main kitchen with butler's pantry and another kitchenette in covered alfresco.
- The gourmet kitchen is equipped with an 80mm stone island with a waterfall, the rest 40mm, a ceiling with wooden cladding, three pendants, and a small wet bar area.
- Bosch 900mm cooktop and exhaust, Built-in tower of Fisher & Paykel oven and microwave for culinary convenience.
- Glass splashback, Granite under mount double sink, gloss/ultra-glazed cabinets with pot drawers in the kitchen, dishwasher, and water connection for the fridge.
- Kitchenette in covered, tiled alfresco is equipped with Bosch 600mm cooktop and exhaust, Fisher & Paykel oven, dishwasher, 40mm stone benchtop, vertical Mosaic tiles splashback, single granite under-mount sink, overhead cupboards, ceiling fan, aircon vent and double stacker door as well.

**Living Areas:**

- Formal living with sheer curtains, entertainment built-in unit and LED light in ceiling bulkheads.
- Family living with electric fireplace and 40mm stone wall-hung unit, sheer curtains and ceiling fan.

**Laundry:**

- 40mm stone benchtop, mosaic tile feature wall, enough space for washing machine and dryer together, clothes pullout cabinet, designer hardwood doors with frost glass.
- Long drawer in the laundry for convenient clothing storage.

**Other Features:**

- Cladding in the porch ceiling and tiled stacker stone facade for a stylish entrance.
- Featured hardwood stain-finished door for a stylish entrance.
- Double-glazed windows for insulation and noise reduction.
- The display unit in the foyer features 40mm stone and overhead cupboards for added sophistication.
- Front lights are equipped with sensor lights for added security and convenience.
- Exposed driveway and front yard add to the modern aesthetic.
- Security cameras are installed for enhanced safety measures.
- Solid core internal doors with 90mm architraves and 140mm skirting for a premium finish.
- Dedicated study nook for working-from-home needs.
- Daiken 14kw air conditioning with multiple zones, Slimline vents for aircon and phone connectivity for year-round comfort.
- 6+ star energy rating for energy efficiency and reduced running costs.

Situated within a unique and exciting location, you'll have everything you need to be healthy and happy and to live the good life. The Coridale master-planned community features the exclusive residents' only Club Coridale, future retail, and community centre. Amongst canopies hand-picked by the developer, you can enjoy being close to an adventure park the kids will love. Enjoy your morning jog along beautifully landscaped reserves, and let the kids nurture their sporting dreams at the district sports grounds. Coridale has land to suit all lifestyle options. There are 6 distinct precincts offering a range of benefits to moving there. Whether you're looking to be close to Club Coridale or after a quiet street to come home to, no matter your needs, Coridale will have the options for everyone.

**Locations Nearby:**

- St Anthony's Primary School 4 min
- Flinders Kindergarten 4 min
- HEI Schools Lara Early Learning Centre 3 min
- Lara Primary School 6 min
- Lara Secondary College 7 min
- Coles/Woolworth/Aldi, library, medical centre, post office, restaurants, and many more shops 6 min
- Lara train station 6 min

Such a change is unique and will only last for a while! Call Arjun on 0477 108 088 or Dalbir on 0434 067 098 If you want to join this fantastic experience at Lara's prestigious Coridale Estate while leading a healthy, active lifestyle. Please see the below link for an up-to-date copy of the Due Diligence Check

List:<http://www.consumer.vic.gov.au/duediligencechecklist>  
DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation by the vendor or agent.