

# 9 Bluegum Circuit, Riddells Creek, Vic 3431



## House For Sale

Friday, 2 February 2024

9 Bluegum Circuit, Riddells Creek, Vic 3431

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1225 m2

Type: House



Olivia Emery  
0432407934



Tristan Andreula  
0424580610

**\$1,290,000 - \$1,390,000**

A sanctuary unlike any other, this sensational family home on 1,225m<sup>2</sup> (approx.) seamlessly blends sophisticated elegance with a laid-back tropical feeling enhanced by resort-style amenities including a swimming pool. Delivering an atmosphere as captivating as it is comfortable, the home showcases endless designer elements including soaring ceilings, plantation shutters, and matte black fittings, with every conceivable modern luxury at your disposal. Multiple indoor living areas comprise a lounge, rumpus, living, and meals areas culminating around a gourmet kitchen boasting a triangulated waterfall edge stone island, soft close drawers, large pantry, and quality Fisher & Paykel appliances including a 900mm oven/5-burner cooktop and a dishwasher. Brilliantly laid out, these indoor entertaining areas flow effortlessly to the extensive decked alfresco with bistro blinds, an outdoor fireplace, and inbuilt BBQ - all overlooking the shimmering solar heated salt-chlorinated swimming pool with its cascading stacked stone water feature, frameless glass fencing, and leisurely poolside entertaining area ensuring every day feels like a holiday. Lush fuss-free landscaping to the surrounding garden further enhances the beautiful setting and includes an automated sprinkler system and drip system fed from the tank water via an electric pump. The gardens are framed by established privacy hedges and includes a raised kids cubby house with a slippery dip to a sandpit. Accommodation is equally impressive, with the main bedroom featuring a dressing room/walk-in robe and elegant ensuite featuring a stone topped dual vanity and double sized shower. A separate accommodation wing of three bedrooms (all with built-in robes), and the main bathroom with bath and shower, enhances privacy and functionality for every member of the household. There's even a fantastic study/home office with a custom hardwood 2-person workstation. This exceptional property also includes an integrated remote controlled double garage, a carport with gated access to the side driveway and 2nd garage/power shed, zoned ducted heating, zoned refrigerated cooling, reverse cycle air conditioning, ceiling fans, storage, internal laundry, external awnings, and a 10,100 litre water tank. Situated in the Rangeview Estate surrounded by established prestige homes, this remarkable home offers all the charm of a serene rural lifestyle with all the convenience of nearby Riddells Creek township shops, cafés, primary school, amenities, and VLine train station.