

# 9 Courtney Square, Wantirna, Vic 3152



## Sold House

Monday, 30 October 2023

9 Courtney Square, Wantirna, Vic 3152

Bedrooms: 3

Bathrooms: 2

Parkings: 2

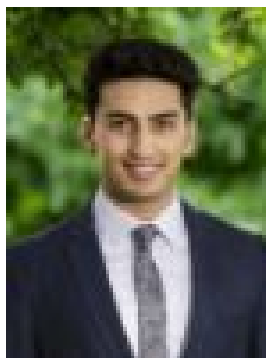
Area: 798 m2

Type: House



Vivian Li

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Amir Hashemi

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**\$1,180,000**

The Property Facing a verdant reserve, a warm and inviting property beckons - a brick fronted, sunsoaked house set amidst picturesque, lovingly maintained gardens. Families will delight in an interior with multiple living spaces, cozy bedrooms and sustainability additions that offer a measure of futureproofing for all potential occupants, sited within easy reach of schools, parks and Westfield Knox The Features Enjoy the comforts of warmly lit split living areas, a formal living and dining room and the family room finished with plush carpet underfoot. The family room stands apart with the promise of warm nights courtesy of an open fireplace. The timber floored meals area shares a breakfast bench with a functional and spacious kitchen, equipped with stainless steel appliances including a gas stove. electric wall oven and dishwasher. Accompanying these living areas are a pair of timber decks that will guarantee tranquil repose from the bustling contemporary lifestyle. Cozy serenity awaits in each of three bedrooms, with the main including an ensuite and walk in robe. The main bathroom hints at chic functionality with stylish and low maintenance tiled floors and walls. Year round temperature comfort is assured with the inclusion of floor ducted heating throughout, ceiling fans and Daikin inverters in the living areas. The laundry room comes with the added convenience of a powder room and garden access, the property's utility further emphasised by the double garage and shed to the rear of the house. Moving through the paved driveway and red brick patio, encounter a tastefully landscaped, lush garden at both front and rear. Rainwater tanks are positioned to harvest from the main residence and the garage roofs, while expansive solar hot water and electricity arrays are optimally positioned to maximise sunlight collection. The Location Located within a tranquil court with a reserve at its centre, this warm and inviting Wantirna wonder awaits its future occupants; a sun soaked dwelling primed for multigenerational living. These qualities are further demonstrated by prime positioning near schools and verdant parks with St Luke's Primary School, Regency Park Primary School, Wantirna College, Courtney Square Reserve and Wantirna Health numbering among the many amenities within walking distance. Morack Golf Course, Wantirna Mall and Westfield Knox cater to shopping and entertainment needs, while easy access to Eastlink promises easy commutes. On Site Auction Saturday 18th of November at 1pm