

**9 Eagle Boulevard, Doreen, Vic 3754**



**House For Sale**

Thursday, 21 March 2024

9 Eagle Boulevard, Doreen, Vic 3754

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



Petar i Djeparosk  
0394041222



Nick Pradhan  
0430532959

## **Auction Sat 20 Apr 1pm**

A high-end example of easy-care living, this luxurious home demonstrates quality and finesse with incredible views over the lush landscape of prestigious Laurimar Estate and parkland beyond. As you enter the house you are greeted with a designer staircase which has classic but timeless feel. Enjoy the company of your guests in a refined lounge with an atmospheric gas fireplace. Open configuration living and dining allows family connections to flourish. Four separate living zones downstairs with high ceilings enhance the appeal of the home, balancing formal and casual entertaining. Home theatre room, ideal for movies, music or relaxing with your guests. High quality Caesar stone kitchen, island bench-top with wide edges and a kitchen equipped for the consummate entertainer. Appointed with quality appliances include a 900mm gas cooktop and oven, dishwasher and superbly finished with soft-close cabinetry. Luxury meets true practicality with the large butler's pantry and the galley kitchen. The indoors directly integrate with an Alfresco with merbau decking into an elegant pebbled paved entertainment area for the sport loving teenager or to entertain guests, completely hedged in easy-care north-facing gardens for enhanced privacy for all the family. Upstairs delivers an opulent master suite, a lounge/retreat, guest and children's bedrooms. Master suites flaunts a huge walk-in robe, ensuite with spa bath for daily rejuvenation, dual basins and amazing views via a private terrace. Separate guest suite with walking robes and elegant ensuite provide incredible versatility for visitors. All bedrooms are equipped with walk-in robes. Further features for this entertainer's paradise include: a coat room, large laundry with a walking linen/store room, a double remote garage with internal and external access, split system cooling at master, Evap. cooling gas ducted heating throughout, Led lighting, Quality flooring, security alarm and blinds. In a prestigious position only minutes walk to Laurimar town centre, Laurimar ovals, Laurimar Primary and Hazelglen secondary schools and handy to Ivanhoe Grammar Mernda Campus, Plenty Gorge parkland/trails and moments to the host of Yarrambat golf courses. Defined by its commanding facade and flawless attention to detail throughout, this meticulously designed, contemporary masterpiece reflects a family's modern desires in an enviable location. Land size: 630m<sup>2</sup> approx.