

**9 Gatsby Drive, Officer, Vic 3809**

**Sold House**

Friday, 3 November 2023



9 Gatsby Drive, Officer, Vic 3809

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 510 m2**

**Type: House**



Khalil Sabawi  
0421711125



Piere Shakur  
0421043010

**\$1,015,000**

Immerse yourself in unmatched elegance with this 2018 meticulously constructed 35 square brick veneer home at 9 Gatsby Drive, Officer VIC 3809. With unparalleled design, state-of-the-art enhancements, and exquisite finishes, this residence embodies unparalleled elegance and comfort.

**GENERAL FEATURES:**

- **Custom-Built Brilliance:** Immerse in a home with over-engineered timber frame construction and water-resistant vinyl plank flooring, featuring a myriad of upgrades throughout.
- **HEATING & COOLING:**
  - **Optimized HVAC System:** Revel in the convenience of refrigerated cooling with gas ducted heating, a multi-zone controller (5 zones), and a separate, Wi-Fi-controlled split unit in the Master.
- **HOME THEATRE:**
  - **Cinematic Experience:** A state-of-the-art home theatre adorned with a JVC 4K UHD Projector, Yamaha 9.2 ATMO Receiver, Polk Audio surround sound, and 8 plush electric seats on a raised platform.
- **KITCHEN:**
  - **Culinary Paradise:** A gourmet kitchen outfitted with Fischer and Paykel appliances, a large island bench, custom splashback, built-in rubbish bins, and LED lighting.
- **OUTDOOR & LANDSCAPING:**
  - **Entertaining Oasis:** A sophisticated outdoor kitchen and a 10-man heated spa, surrounded by Merbau decking and low-maintenance artificial turf, harmonized with exquisite landscaping and a built-in herb garden.
- **TECHNOLOGY & SECURITY:**
  - **Advanced Networking:** A dedicated network cabinet, CAT 6 data cabling throughout, 3 HD IP Cameras, and Ring Video Doorbell ensure seamless connectivity and security.
- **ELECTRICAL:**
  - **Future-Proof Electricals:** Equipped with 3 Phase power, a 6 KW solar panel system, LED lighting, and provisions for additional lights, ensuring sustainability and convenience.
- **GARAGE & STORAGE:**
  - **Spacious & Functional:** An extra-wide garage with workshop and extensive built-in storage, equipped to accommodate large vehicles or vans and additional tools or EVs.
- **CABINETS & DESIGN:**
  - **Detail-Oriented Finishes:** Custom-made cabinetry and shelving throughout, with elegant wall features, recessed TV points, and premium handles and locks.
- **ACCESSIBILITY & LOCATION:**
  - **Prime Locale:** Located in the prime Officer VIC 3809 region, this property offers proximity to parks, schools, shopping, and more, bringing the best of Officer right to your doorstep.

This meticulously designed home promises a life of luxury and convenience. With its remarkable features and prime location, it's a true architectural masterpiece waiting to become your sanctuary. For an exclusive viewing, contact us today. Don't let this opportunity to experience ultimate living slip away!