

**97 Waterways Boulevard, Williams Landing, Vic
3027**

nockingstuart

House For Sale

Saturday, 4 May 2024

97 Waterways Boulevard, Williams Landing, Vic 3027

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Di Zhu

0410911167

\$1,000,000 - \$1,100,000

A rare gem awaits in Williams Landing, offering a blend of quality craftsmanship and contemporary living. Positioned in one of the area's most coveted locales, this home boasts impeccable features throughout, showcasing superior fixtures and fittings, making it an unparalleled residence. Nestled on a generous 613m² block, this Porter Davis masterpiece awaits your admiration.

Features:

- 5 versatile living areas, including a separate study, elegant formal lounge, a spacious rumpus/theatre room with Bose built-in surround sound and home projector connection ready and a cozy retreat area.
- Expansive kitchen, recently updated with MILIE dishwasher and LIVE 900mm appliances, overlooking a vast family and dining space.
- Walk-in pantry for added convenience.
- Luxurious master suite with a substantial walk-in robe and ensuite featuring a double vanity.
- Three additional bedrooms with built-in robes and additional shelving.
- Well-appointed laundry room.
- Separate bathroom and toilet
- Double remote-controlled garage with internal and external access, complemented by an aggregate concrete double car driveway.
- Covered alfresco area with high quality ecodeck composite decking for outdoor area for outdoor enjoyment with Holman smart led outdoor entertainment lights.

Extras: Upon closer inspection, discover a host of extras, including ducted heating and cooling, dual split air conditioning unit*2, upgraded 90mm downlights throughout, 1200mm LED lux LED Dimmable Bar Pendant, Philips hue downlights in kitchen dining and cinema area with app control and 3 colors chose, mirabella genio downlights in living/outdoor area with app control and multicolor chose, built-in sound systems in the living area, alfresco, and theatre room, upgraded touch light switches and power points, stylish hybrid engineered flooring, lofty ceilings, chic plantation shutters, Bose Virtually Invisible® 791 in-ceiling speakers II in cinema and outdoor, sheer curtains, and high-quality drapery. Security features abound with an alarm system and BOSCH security doors, while outside, find concrete surrounds on all sides, a solar hot water system, brick infills, fly screens, and a spacious deck in both the front and back yards. The ensuite boasts an extended mirror, dual vanity, and an oversized shower with a tiled base and niche, TOTO Basic+ BTW Toilet Suite in master ensuite and central toilet, lux hansgrohe brand shower set in master ensuite Hansgrohe toilet roll holder in both bathroom. The grand kitchen is a chef's delight, recently enhanced with a standalone LIVE 900mm cooktop, MILIE dishwasher, rangehood, stone benchtops, 2pac gloss white cabinetry with soft-close mechanisms, a sleek glass splash back, and a separate walk-in pantry, lux Hansgrohe brand mixer tap in kitchen.

Location: Ideally situated just moments from a park with playgrounds and sports ovals, this property offers easy access to schools, kindergartens, childcare facilities, public transport, freeways, and is within walking distance to Williams Landing train station and town center.