

**98 Waratah Road, Huntly, Vic 3551**

**PHI**

**Sold House**

Wednesday, 21 February 2024

**98 Waratah Road, Huntly, Vic 3551**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 704 m<sup>2</sup>**

**Type: House**



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## Contact agent

Welcome to 98 Waratah Road, Huntly. A stunning custom designed home, built by an award-winning local builder, completed in February 2015. This home exudes style and has an abundance of quality features. No expense has been spared on the design and build of this exquisite home which represents irreplaceable value with the costs of buying land and building today. Some of the standout features are commercial grade polished concrete floors, premium Australian wool carpets, an immaculate custom designed galley style kitchen with high end appliances and generous Butler's pantry, luxurious bathroom and ensuite with premium fixtures and fittings, polished Australian black granite stone benchtops throughout, raked ceiling with motorised clerestory windows, integrated audio system (accessible via Bluetooth), ducted vacuum and an undercover alfresco/entertainment area with an expansive premium hardwood deck. The carefully considered floor plan can easily accommodate a family but it is also intimate enough to enjoy as a couple with plenty of room for guests. There are four bedrooms or three bedrooms and a sizeable study that provide accommodation. This home is single level with wide hallways which enhances accessibility. The private, spacious master suite/parents retreat is at the rear of the home and boasts direct access to the undercover alfresco/entertainment area. It includes a large walk-in robe with bespoke custom-made cabinetry, luxurious ensuite with floor to ceiling tiling, Alape pressed metal handbasin, suspended stone topped vanity, large walk-in shower with rain head and heated towel rail. Bedrooms two and three have generously sized walk-in robes and bedroom four/study has a large cavity sliding door for privacy. The main bathroom is absolutely superb and would not be out of place in a day spa with an imported matte black freestanding stone bath, Alape pressed metal handbasin, large walk-in shower with rain head, heated towel rail, floor to ceiling tiling and a separate toilet adjacent to the main bathroom. The open plan kitchen/dining/living zone of the home is sensational with a soaring raked ceiling with motorised clerestory windows and a sleek modern kitchen. The kitchen is fitted out with granite bench tops, soft closing cabinetry, imported black and stainless steel Bertazzoni freestanding gas/electric cooker, Miele dishwasher, huge island bench with loads of pot drawers, breakfast bar and a Butler's pantry with heaps of storage space for the groceries and other appliances. This impressive space will absolutely delight the household chef and entertainer. There is plenty of room for a large dining table and seamless flow to the living room which is a lovely light filled space due to the north-east facing aspect. A double glazed, glass sliding door leads to the undercover alfresco/entertainment area and deck. The nearby family room (currently being used as a gym) has many uses and can easily be set up as a home cinema/theatre room if desired thanks to the integrated audio system incorporated at the time of construction. There is also a double glazed, glass sliding door, exiting to external decking and the yard. A large and functional laundry with stone benchtops and ample storage completes the floor plan. The double garage provides secure internal access to the home and there is an extra wide roller door with increased opening height to ensure an SUV/4WD can be accommodated.

Moving outside reveals an undercover alfresco/entertainment area and a substantial premium Australian hardwood (spotted gum) deck that has been meticulously maintained. This space is equipped with a ceiling fan and integrated audio system. It is the perfect place to relax over summer with a BBQ and drinks with family and friends. There is room for a pool or a large shed if desired and for those needing that all important access to the rear of their property, there are double gates from the street to allow access for a caravan, boat, etc. There is professional landscaping and an integrated watering system to the front of the property. There are so many extras that have been thoughtfully included in this home, you really need to come and have a look for yourself to truly appreciate the quality of this property. Some of the extras include:

- Ducted vacuum system with multiple points throughout the house and an additional point in the garage.
- Shakespeare Solutions picture hanging system (no picture hooks required) installed to the entire length of both walls in the main hallway and at various points in the kitchen and open plan living/dining areas.
- Audio system (accessed via Bluetooth) to the family room (or gym, home cinema/theatre room), living/dining area, master suite/parents retreat and alfresco area.
- Zoned heating and cooling provided by reverse cycle ceiling ducted gas heating and refrigerated cooling.
- Double glazed windows and external sliding doors.
- All internal walls were fully insulated during construction (this measure exceeds standard building requirements and was done to assist with energy efficiency and noise).

Located in the family friendly suburb of Huntly, where there is a primary school, new train station, award winning bakery, great local pub and IGA Supermarket. This unique property is just 5 minutes to Epsom Village Shopping Centre and 15 minutes to the CBD of Bendigo. There is also a local park and bushland just down the road. This home is perfectly suited to buyers seeking quality, elegance and style. Don't delay, call Darren today for more details or to book an inspection.