

**99 Skyline Drive, Officer, Vic 3809**

**AREA SPECIALIST**

**House For Sale**

Monday, 17 June 2024

99 Skyline Drive, Officer, Vic 3809

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1204 m2**

**Type: House**



Brendan Langley  
1300080547



Amanda Langley  
1300080547

## Offers Closing 12th July at 5pm

Presented FOR SALE and nestled within the prestigious Grandvue Estate, this exceptional 70-square-meter (approx.) family home is a dream come true for those seeking luxury and space. Move in and enjoy the breathtaking panoramic southern views and high-end finishes throughout!

**A Haven for Entertaining and Relaxation:**

- **Spacious and Light-Filled:** This custom-built home offers five bedrooms plus a dedicated study, ensuring ample space for the whole family.
- **Luxurious Master Suite:** Unwind in the opulent master bedroom featuring his-and-hers walk-in robes and a high-end ensuite bathroom with a spa bath, double shower with an additional hand shower, double basin vanity, and Caesarstone benchtops. The remaining four bedrooms boast built-in robes for convenient storage.
- **Multiple Living Areas:** Spread out and relax in style with three large living areas, including a spectacular full home cinema – perfect for movie nights or game nights.
- **Unmatched Comfort:** Soaring 3200mm ceilings throughout the home create a sense of grandeur, while double-glazed windows provide excellent soundproofing and thermal insulation.

**A Chef's Dream Kitchen:**

- **Prepare culinary masterpieces** in the stunning gourmet kitchen featuring Caesarstone benchtops, an abundance of pot drawers, and top-of-the-line Miele appliances, including an induction cooktop, pyrolytic self-cleaning oven, dishwasher, steam oven, warming drawer, soft-close cabinetry, and even electronically controlled cupboards.
- **Butler's Pantry:** The impressive butler's pantry boasts a second Miele dishwasher, filtered boiling water tap, and ample storage space for all your kitchen essentials.

**Open-Plan Living at its Finest:**

- **The expansive open-plan living and dining area** seamlessly integrates with the outdoors, capturing the natural sunlight and offering captivating panoramic views, stretching as far as Western Port Bay.

**Climate Control for All Seasons:**

- **Enjoy year-round comfort** with hydronic heating panels in all rooms and reverse-cycle refrigerated air conditioning throughout the home.

**Downstairs Entertainment Zone:**

- **The approximately 12-square-meter games room** downstairs provides the perfect space for entertaining.
- **Guest Suite:** This versatile space also features a bedroom with a full bathroom and toilet – ideal for visiting family or as a private retreat for older children.

**Outdoor Oasis:**

- **Extend your living space outdoors** with three undercover entertaining areas, two boasting breathtaking views.
- **Barbecue Perfection:** One area features a dedicated built-in BBQ kitchen, perfect for al fresco dining.
- **Relax and Unwind:** Take a dip in the sparkling 10-meter swimming pool with solar-heated, and unwind on the expansive poolside decking.
- **Ample Parking and Storage:** The oversized four-car garage with internal access and remote control ensures secure parking for your vehicles.

**Additional Highlights:**

- **Low-maintenance gardens** provide a sense of tranquility without demanding excessive upkeep.
- **Quality blinds** throughout the home offer privacy and light control.
- **LED downlights** and statement pendant lighting create a modern ambiance.
- **Glass balustrades** add a touch of sophistication.
- **Fully equipped laundry room** with drying cupboards and laundryshute for added convenience.
- **Solar panel system** for energy efficiency.
- **Enhanced security** with 11 Bosch CCTV cameras with DVR and a back-to-base alarm system.
- **Spotted Gum select grade flooring** adds warmth and beauty throughout the home.
- **Downstairs workshop or Studio** for anyone working from home.

Don't miss this rare opportunity! Contact me today to schedule a viewing and experience the grandeur of this exceptional property for yourself.

**Open Times as follows:** Saturday the 22nd June 1.00pm to 2.00pm Sunday the 23rd June 1.00pm to 2.00pm (Please book your time slots in to inspect only 0403 055 733 Brendan or 0404 873 705 Amanda)

For more Real Estate in Officer contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.