

11 Biralee Court, Berwick, VIC, 3806



House For Sale

Friday, 16 August 2024

11 Biralee Court, Berwick, VIC, 3806

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Brad Nicholls
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Enchanted Masterpiece in Edrington Park Estate - Berwick

Welcome to 11 Biralee, an exquisite Federation-style home blending timeless charm with modern comforts. Custom-built to exacting standards, perfectly positioned on an elevated 736sqm block in a serene court location, offering breathtaking views over Berwick and to the Westernport Bay.

Step inside to be captivated by the intricate ceiling roses, decorative cornices, and the cozy gas fireplace in the step-down formal lounge, creating a warm and inviting atmosphere. The spacious master bedroom features a walk-in robe and ensuite, while three additional well-sized bedrooms are cleverly zoned for privacy-one at the front with a charming bay window and two at the rear serviced by the family bathroom.

Heart of the home is the open-plan timber kitchen, equipped with quality stainless steel appliances, ample storage, and counter space. It seamlessly flows into a sunlit dining area and a second living room adorned with large windows and double French doors that open onto a wrap-around balcony capturing the wonderful panoramic views-ideal for everyday living and entertaining. An additional sunroom at the back offers a separate zone for family gatherings.

The expansive outdoor area includes a large, covered verandah with a fully fenced 5-seater spa, perfect for relaxation. The spacious grassed backyard, with mature fruit trees, offers a haven for children and pets to play. Packed with thoughtful features, including motorized shutters on windows, ducted heating, reverse cycle cooling, a 10KW solar system, rainwater tanks, manicured gardens, 5-camera CCTV security, hardwired alarm system, original blackbutt flooring, abundant storage, XL double remote garage with drive-through access to the backyard, a workshop, and a garden shed. The list goes on!

This prime location is within a walking distance to top schools like Berwick Primary, St Margaret's, Haileybury, and Beaconhills as well as Berwick Village, local cafes/parks, and the train station. This outstanding house offers the perfect blend of convenience and lifestyle. Destined to be a forever home.