

# 11 Ormond Place, Kilsyth South, Vic 3137



## House For Sale

Tuesday, 25 June 2024

11 Ormond Place, Kilsyth South, Vic 3137

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 864 m2

Type: House



Keith Wilson  
0397626666



Alan Garbuio  
0480517741

**\$1,150,000 - \$1,250,000**

From the elegant façade to the pristine backyard, this show-stopping family home has been luxuriously upgraded with flawless finishes throughout, to create a turnkey sanctuary brimming with sublime style, superb function and maximum comfort. Split-level and skylit with a well-conceived floorplan that rests under cathedral ceilings, the home boasts impressive entertaining credentials with lush palms and manicured established gardens adding a touch of oasis. A quiet and serene court setting with pedestrian access to Colchester Road Retarding Basin further adds to the appeal.

Highlights: • Set well back from the road affording exclusivity and privacy with a grand slatted door entry. • Quality 100% wool carpets, European oak timber engineered flooring, new luxe window furnishings, energy efficient lighting and soaring 3.6m ceilings. • Three defined living areas deliver ample space for large families and all ages and stages. • A stunning kitchen/meals heart that spills to the alfresco – ideal for effortless entertaining and just the place to host Christmas lunch. • Chef-ready kitchen showcasing wrap-around Caesarstone counter, breakfast bar, spacious corner pantry, tiled splash back, Franke granite sink with mixer tap, gas cooking, plus double oven. • Open study nook that beams with natural light to please those who work from home. • Ambient sunken living domain beckoning family time with your feet up by the crackling open fire. • Quiet lounge against a backdrop of designer sheers perfect for curling up with a cuppa and your favourite chapters. • All-season entertaining deck framed by lush palms emanating an oasis feel, just the place for weekend barbecues and family celebrations. • A floorplan that privately places a master-suite to the front and three kids' bedroom in their own rear wing. • Master retreat with a deep walk-in robe and floor skimming bay window that captures the light. • Luxury ensuite and main bathroom both with deluxe monsoon showers and deep soak baths plus Hideaway in-wall slimline toilets. • Ensuite features decadent under-floor heating, double vanity and heated towel rack. • Double garage with dual auto doors, rear door access and workshop bench. • Ample off-street parking options for cars, boats or a caravan. • Chic laundry with banks of storage. • Ducted heating, ceiling fans and evaporative cooling for seasonal comfort. • Well-established, easy-care gardens with a flat lawn perfect for child's play at the rear. • Garden sheds x 2 to keep life clutter free. Location Highlights: • First-class foothills location with a brilliant network of walking and cycling paths, schools, reserves, shopping precincts and The Kilsyth Club all within walking distance. • Quiet court setting with pedestrian access to walking tracks. • 1.1km to Canterbury Gardens Shopping Centre & The Kilsyth Club • 500m walk to Colchester Road Retarding Basin • 3 minute drive to Bayswater North Primary School & Colchester Reserve • 8 minute walk to Bayswater North Kindergarten • Short drive to Alchester Shopping Village

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.