

**118 Matthews Rd, Corio, VIC, 3214**



**House For Sale**

Wednesday, 14 August 2024

118 Matthews Rd, Corio, VIC, 3214

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**

## **Charming Family Home.**

Proudly presenting a unique opportunity for purchasers to secure the ultimate family residence nestled in the heart of Cloverdale Estate on a luscious 1,303m<sup>2</sup> (approx.) parcel of land. This delightful home offers a blend of modern living and timeless charm and character of a period home, making it the perfect haven for families, first home buyers, or savvy investors.

The home itself is breathtaking illuminated by natural light and surrounded by garden aspects at every turn. The interiors have been executed to perfection with the attention to detail and quality of the finishes embracing a timeless modern aesthetic.

Ample off street parking is assured with a large circle drive-way providing access to a double carport that in turn leads to a secure ultimate man cave/garage of 9m x 17m , featuring hoist, 3 phase power, powder room, hard lined internet and cabinetry. From the moment you enter this charming property you'll feel right at home with a warm and welcoming space to relax and entertain guests, featuring large windows and a neutral color palette.

This unique home offers 6 bedrooms, a study, 3 living areas, 2 bathrooms and 4 toilets. With central heating, a wood heater, 5 air conditioners, solar panels and an abundance of storage.

The ground floor comprises of 4 bedrooms in total while the master suite comes complete with WIR and ensuite. The further bedrooms are easily accessible to the central bathroom that features a corner spa bath. A generous formal lounge flows superbly into the spacious kitchen at the heart of the home which overlooks the 2nd living area with wood fire heating. Moving to the 1st floor you'll find 2 further bedrooms both with BIR's adjacent a 2nd powder room as well as a large living area and study.

Expansive backyard is a true standout with a magnificent decked alfresco which provides seamless inside/outside entertaining! This large, fully-fenced backyard wirear access to back vacant land is ideal for kids to play, pets to roam or even hosting summer barbeques.

Within close walking proximity to several reputable schools, ensuring a stress-free school run, minutes away from Corio Village Shopping Centre for all your retail and grocery needs. Convenient access to public transport and major roads making commutes a breeze, not to mention enjoying nearby parks, playgrounds and recreational facilities..

This is more than just a house - it's where you'll create memories, celebrate milestones and find comfort everyday.