

# 12 Dumfries Court, Torquay, Vic 3228



## House For Sale

Tuesday, 25 June 2024

12 Dumfries Court, Torquay, Vic 3228

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 709 m2**

**Type: House**



Simon Bogdanov  
0422561570



Tahlia Huke  
0447744404

**\$1,380,000-\$1,430,000**

Defined: Standing proud behind a generous set-back of manicured gardens, this premium enclave address offers a sublime versatility for families of all ages. With a distinguished fusion of rich coastal serenity, finesse and family harmony, this stylish address delivers a complete lifestyle package with Whites Beach, Quay Reserve, coastal walking trails, good coffee and public transport all within easy walking distance. Considered: Kitchen: Custom designed, luxury benchtops with waterfall edge, large island with breakfast bar, Westinghouse cooking appliances, upright pantry, ample bench space, dual sink, gun metal grey tapware and matte black downlights. Adjoining dining space with continued timber look flooring, glass sliders to alfresco. Living: Dedicated space with carpet, large garden views and roller blinds. Lounge: Vaulted ceiling, exposed brick feature wall, wood fire, bay window with front-facing garden aspects, roller blinds, carpet, ceiling fan, feature pendant lighting. Master Suite: Generous in size, with mirrored built-in robes. Light-filled ensuite with shower with niche and rail shower head, single vanity with underbench storage, matte black fixtures and toilet. Carpet, Additional Bedrooms: Two in total, confined to a private accommodation wing alongside a main bathroom with separate toilet, and laundry. Each with carpet, built-in robes and roller blinds. A potential third bedroom doubles as a study, set to the front of the home. Main Bathroom: In-set bathtub, single vanity, shower with niche, in complementing colour tones/finishes to the master ensuite. Outside: Warmed by the crackle of a wood heater, a generous covered alfresco unites a landscaped rear yard with barbecue hut and sun-drenched patio. Low-maintenance gardens include an elevated grassy play space and built-in bench seating. A double garage affords secure off-street parking, with easy access to a garden shed via rear garage roller door. Luxury Inclusions: Ducted heating and cooling, newly renovated interiors including new carpet and fresh paint, generous entry with extra-wide front door, new flooring throughout, water tank, repainted and repointed roof, landscaped gardens with paved driveway. Close by Facilities: Whites Beach and Playground, The Dunes Village, The Esplanade, Banyul-Warri Fields, Surf Coast Secondary College, Torquay Farmers Market, Torquay Coast Primary School, Lisieux Catholic Primary School, Torquay YMCA Early Learning Centre. Ideal For: First-home buyers, young families, downsizers. \*All information offered by Oslo Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Oslo Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Oslo Property will not be liable for any loss resulting from any action or decision by you in reliance on the information. \*