

12 Emerald Drive, Warragul, Vic 3820



House For Sale

Tuesday, 25 June 2024

12 Emerald Drive, Warragul, Vic 3820

Bedrooms: 4

Bathrooms: 5

Parkings: 4

Area: 3996 m2

Type: House



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\$2,750,000

We are proud to present this stunningly executed modern contemporary Allchin custom built home. Near new, this is the ultimate combination of one of the best locations, outstanding design, the finest materials and appliances, and some of the most stunning views this region has to offer. A formidable 84 squares in total, this home is sensibly proportioned and maintains an excellent sense of space, light and materials. Feature blackbutt hardwood, recycled red brick and polished stone seamlessly blend with sleek modern finishes to create a truly special home. Entry is directly into a central living area in the upper level which forms the hub of the home. A stunning space with high ceilings, feature recycled red brick walls, polished hardwood steps, gas log fire, and a backdrop of floor to ceiling glass giving amazing views over Warragul to Mount Baw Baw, it is an entry that makes a statement. For the family who likes to entertain, the options are almost unlimited. The central living area while serving day to day as a family living and dining area, adjoins a host of additional spaces including the kitchen, a billiard room, a wine room, and an adjoining indoor/outdoor al fresco, which features an outdoor kitchen complete with inbuilt 6 burner bbq and rangehood, and a substantial swim spa. For larger occasions the dividing glass doors to the al fresco open up to create one huge space. The kitchen is a statement of modern style, combining deep timber finish cabinetry, solid black Zimbabwe stone benchtops and tiling, and a stunning array of hand selected appliances including an 1100mm gloss black Falcon oven, Schweigen rangehood, and three way Zip tap providing on demand sparkling water. Adjoining the kitchen is a dedicated coffee nook for the home barrista, and a well appointed and amply proportioned butlers pantry. Adjoining the kitchen is the billiard room and wine room, a natural extension of the entertainers repertoire, and equally a perfect place to unwind after a long day. Styled like your own exclusive club, this room is great for a pool table or perhaps simply watch from the wine room while savouring a sample or two from your collection. The wine room features extensive cellar racking, a wine fridge, additional shelving for spirits, and a central table at which to enjoy them all. Accommodation within the home is well thought out, with four bedrooms, one effectively a separate guest suite. Situated separately, the master enjoys sweeping views from its prime corner position, yet at the click of a button can be cloaked in privacy by the automatic blinds. Featuring a substantial fitted dressing room and a spacious ensuite with bath and feature shower, the master is a true sanctuary. The second and third bedrooms are well proportioned and of course include ample storage. The fourth bedroom can readily double as guest accomodation with its own walk in robe and ensuite. Bedrooms are cleverly sited into separate zones to maintain privacy and seclusion. For those who work from home, the home features a substantial two level high studio measuring in excess of 8m x 8m. The space has external and internal entry, and an adjoining bathroom/changeroom with shower and toilet. Adjoining the studio space is a separate basement storage/workshop space, and a double garage (additional to the main double garage on the upper level). It goes without saying that a home of this standard features an array of premium fittings & fixtures. Notable included items are illusion gas log fires, security system with 4k cameras, automatic velux skylights and power blinds, and extensive feature lighting. The home features ducted gas heating and refridgerated cooling. A 7.5 star energy rating and 13kw grid feed solar system ensures energy costs are kept in check. Outside, all traffic areas have been paved, and gardens are set up for low maintainence living. The property features both 20,000L of water tank capacity and town water. Located in arguably the premiere and most sought after street in Warragul, the land comprises a 3997m2 allotment (just under an acre). Surrounded by notable award winning custom built homes, some of which feature in magazines, this is a location that speaks for itself. Inspection of the property is only by private appointment. Call Phi on 0427 303 284