

12 Liviana Drive, Rowville, Vic 3178

buxton

House For Sale

Wednesday, 10 July 2024

12 Liviana Drive, Rowville, Vic 3178

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 496 m2

Type: House



Vivian Ge
0432408459



Bruce Liu
0424576188

Auction

Situated on a large 496sqm block, 12 Liviana Drive offers a solid blend of convenience and comfort. Just a three-minute walk to Heany Park Primary School and within the catchment zone for Rowville Secondary College, this home is ideal for families. The 682 bus stop is around 50m from the front door and the property is within walking distance to Wellington Village Shopping Centre and a ten-minute walk to Churchill National Park where you can immerse yourself in nature with walking tracks and lookouts. This wide-fronted single storey brick veneer family home boasts a neat front lawn privately concealed by manicured hedges along the front boundary. Security window shutters, a large multi-pane bay window and easy maintenance gardens enhance the property's appeal. The paved driveway leads to a single lock-up drive-through garage. The welcoming portico is illuminated by a wall-mounted lantern, and the entry door features stained glass inserts. Inside, the home offers a comfortable climate with evaporative cooling and ducted heating throughout. Split system AC units are installed in the main bedroom, second bedroom and the kitchen and dining area. The property is NBN-connected, ideal for those who can work from home. Additional features include an external storage shed, a well-sized backyard with a veggie patch and water feature, polished marble-look tiles and plush carpet. Opulent soft curtains adorn the windows, while classic pendant lighting adds a touch of elegance. The open layout includes a formal lounge room at the front and a covered entertaining space out the back. The large kitchen is a highlight, featuring a servery window to the pergola, a four-seater breakfast bar finished with 40mm charcoal laminate, plus plenty of storage and food preparation space. Stainless steel appliances include a dishwasher, wall-mounted oven and gas burner cooktop. Accommodation includes three well-sized bedrooms with built-in storage space. The main bedroom adds a ceiling fan, walk-in robe and private ensuite. Both bathrooms are well-presented with original finishes. The main bathroom is spacious, featuring a double vanity unit and a relaxing jet spa bathtub.