

# 12 Mansell Court, Garfield, Vic 3814



## House For Sale

Wednesday, 10 July 2024

12 Mansell Court, Garfield, Vic 3814

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Katrina Guy  
0477506306

**\$660,000 - \$710,000**

Katrina Guy and One Agency proudly present this immaculately presented family home situated on a generous 876m<sup>2</sup> block of land in Garfield. This residence offers an exceptional combination of elegance and functionality, with its stunning elevated position that provides captivating views from the moment you step inside. The spacious open plan living area is bathed in natural light, complemented by hardwood flooring and a charming front veranda that adds to the home's welcoming appeal. The kitchen is a chef's delight, equipped with ample bench space, a gas cooktop, electric oven, and a stainless steel dishwasher. For year-round comfort, the home features gas ducted heating, a cozy Coonara fire, as well as a split system cooling unit. Accommodation comprises of three large bedrooms, each featuring built-in robes for ample storage. The family bathroom boasts a separate bath, shower, and vanity, while the master bedroom enjoys the luxury of an ensuite with an oversized shower, separate toilet, and large vanity. Outside, the fully landscaped rear yard offers privacy and shade with established trees, complemented by a covered outdoor entertaining area ideal for hosting gatherings or enjoying the outdoors. Additional features include a double lock-up garage with rear door access, ensuring convenience and security. Located in a prime position just moments from public transport, local cafes, the school, and all amenities Garfield has to offer, this home presents an unparalleled opportunity for families seeking comfort, style, and convenience. Don't miss your chance to make this gem yours—contact Katrina Guy on 0477 506 306 now!