

# 13 Decalage Street, Mount Duneed, Vic 3217



## House For Sale

Tuesday, 25 June 2024

13 Decalage Street, Mount Duneed, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 586 m2**

**Type: House**



Tahlia Huke  
0447744404



Eden Hester  
0447099777

## **\$1,000,000-\$1,100,000**

Defined: A cutting-edge contemporary residence that exemplifies privileged coastal living, this five-bedroom 4-living zone home has been configured to maximise natural light while providing an enviable living experience for large or growing families. With picturesque aspects out towards Aviation Drive Playground, enjoy a lively position only steps from Mirriposa Primary School, Club Armstrong and Bunjils Nest Playground, good coffee and public transport.

Considered: Kitchen: Expansive island bench with feature pendant lighting and breakfast bar, large fridge cavity with plumbing, ample cabinetry, 900mm freestanding cooker stone benchtops, mosaic tiled splashback, retractable rangehood, large walk-in pantry with sliding door, and dual sink. Open Living/Dining: Soaring raised ceiling and large windows, laminate timber floors, large living and dining dimensions, downlights, roller blinds, rear sliders to alfresco. Secondary Living: Downstairs rumpus room with glass sliders to alfresco, under-stair storage. Loft: Glass balustrading with views overlooking downstairs social domain, skylight, storage cupboards, and adjacent lounge with downlights and carpet. Master Suite: Naturally lit with views to the adjacent parklands, with spacious ensuite complete with dual vanity ensuite with underbench storage, floor-to-ceiling tiles, private toilet and oversized shower with dual rail shower head. Large fully-fitted walk-in robe, roller blinds, downlights. Additional Bedrooms: Four, each with carpet, built-in robes, downlights and windows with roller blinds. Main Bathroom: Full-height tiling, single vanity with stone top and underbench storage, freestanding bathtub, shower with rail shower head, large window with roller blind, and separate toilet. Outside: Tiled alfresco area with generous space for entertaining, easy perimeter access via concrete pathways, flat and private yard with rear hedging, raised veggie gardens, rear shed and clothesline. Luxury Inclusions: Sensational natural light throughout, gas ducted heating, evaporative cooling, open study with internal shutters, large laundry with sliding exterior door and storage room, double glazed windows/doors, and double garage with internal access. Hebel exterior, solar hot water system with gas booster. Close by Facilities: Mirriposa Primary School, Geelong Lutheran College, Bunjils Nest Playground, Club Armstrong, 9grams cafe, Cups Canteen, Sovereign Drive Oval, public transport, easy access to Surf Coast Highway, and Armstrong Creek Town Centre. Ideal For: Large or growing families, investors and professionals.\*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.\*