

**13 Pearce Court, Gisborne, VIC, 3437**

**House For Sale**

Friday, 27 September 2024

13 Pearce Court, Gisborne, VIC, 3437

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Helen Sankey

## MODERN FAMILY HOME IN MULBARTON ESTATE ON 1140m<sup>2</sup>

A wonderful opportunity awaits in the Mulbarton Estate, just a short walk from Gisborne town centre. This modern, single-storey home, set on 1140m<sup>2</sup>, is perfectly positioned at the high point of the established estate. The home's modern facade (combining linea boards and brick - giving it timeless character) and delightful front garden and lush lawn area. The property includes additional off-street parking and scope for expansion. The integrated 2.5-car garage, accessed off the main entrance, featuring a rear roller door for easy access to the backyard. The hallway off the entrance leads to 3 bedrooms, all with BIRs and roller blinds, as well as a central bathroom with a separate powder room. The generously proportioned central living area includes the well-appointed kitchen, a spacious living room with a cosy gas log fire and the meals area that opens through double sliding doors to a spacious alfresco area with Merbau timber decking, overlooking the expansive rear yard with lush turf lawns. Adjacent to the meals area is a massive rumpus/games room with double doors. The large master bedroom, located at the rear of the home, features BIRs (with mirrored doors), a WIR and an ensuite with an oversized shower, double vanity and separate toilet. The landscaped rear yard includes a low brick retaining wall, paved walkways, a rear driveway from the garage, a veggie patch area and a large 22,500-litre tank for garden irrigation. This home is equipped with gas central heating and evaporative cooling, and electricity costs are offset by a 3KW solar system. The proximity to local primary and secondary schools, shopping precincts and sports and recreation facilities makes this location ideal for the busy modern family. Contact us today to arrange a viewing of this exceptional property and make it your dream home!