

**13 Piermont Drive, Berwick, Vic 3806**



**House For Sale**

Sunday, 23 June 2024

**13 Piermont Drive, Berwick, Vic 3806**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 942 m2**

**Type: House**



**Eric Zhang**  
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**Cecilia Yao**  
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**\$1,750,000 - \$1,900,000**

Savouring the serenity of its leafy surroundings, this exquisite entertainer creates an oasis of calm for a growing household, placing its new family within moments of elite schools and Berwick's vibrant heart. Nestled on the prestigious Bryn Mawr Estate, the home commands attention from the kerbside, showcasing a picture-perfect facade that's framed by tropical palms and lush green lawn. Opening with soothing soft tones and sublime timber floors, the sumptuous interiors are exceptionally spacious, revealing multiple living zones for formal and casual occasions. The bespoke layout comprises a refined dining space, a whisper-quiet theatre, a cosy rumpus and casual family/dining area, ensuring optimal comfort and maximum versatility. Flowing with ease, the covered entertainers' deck is accessed via three sets of bi-fold doors, gazing out to the manicured backyard, glorious Balinese-inspired gazebo and deluxe spa. Picture a sociable summer barbecue with friends, as the kids dive into the sparkling turquoise pool on a spectacular sunny day. The hub of the home is undoubtedly the well-appointed kitchen, which encourages interactive meal prep with its breakfast bench and quality integrated appliances. Completing the picture, the flexible office encourages quiet productivity, while the oversized primary bedroom is zoned for privacy with a calming retreat, walk-in robe and marvelous spa bath ensuite. Setting the stage for a restful night's sleep, the three remaining bedrooms are fitted with built-in robes and soft plush carpet, sharing access to the large family bathroom. The home is equipped with ducted heating, evaporative cooling and a gas fireplace to maintain a perfect temperature all year round, while notable extras include chic plantation shutters, airy high ceilings and an alarm system for peace of mind. There's also a secure double garage and a useful garden shed, plus solar panels to aid with energy efficiency. Life in this prized neighbourhood is all about convenience, providing easy five-minute access to several highly regarded schools, including Beaconhills College, Haileybury, Berwick Primary and Kambrya College. The residence is also close to Berwick and Beaconsfield's shopping hubs, while local train stations and the Princes Freeway ensure seamless city commuting. A distinguished address for every season of life, this remarkable home is utterly captivating. Property Specifications: \*Multiple living/dining zones boast seamless outdoor flow \*Entertainers' alfresco, gazebo, swimming pool and spa \*Kitchen has electric oven, gas cooktop, dishwasher, ample storage \*Four robed bedrooms, versatile home office plus study nook \*Dual vanity ensuite, family bathroom has bath, powder room \*Ducted heating, evaporative cooling, split-system AC, gas fireplace \*Laundry and walk-in linen closet, alarm system, security cameras Photo I.D. is required at all open inspections.