

# 13 Swamp Gum Place, Somerville, Vic 3912

HOMES & ACREAGE

## House For Sale

Thursday, 11 July 2024

13 Swamp Gum Place, Somerville, Vic 3912

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 748 m2

Type: House



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**\$1,125,000 - \$1,235,000**

Integrating generous proportions with immaculate design to captivate a diverse range of buyers, this architecturally crafted and exquisitely upgraded four bedroom home offers an idyllic sanctuary for discerning families in the coveted Woodland Estate. Private and peaceful within a close knit community close to Somerville Rise Primary School, Somerville Secondary College and the major shopping of Somerville Central, the residence sits within an enviable enclave on the edge of the green wedge with easy access to the Peninsula Link for the 45 minute commute to Melbourne. Opening to a wide entry hall with tall ceilings immediately setting a tone of spaciousness, the free flowing floorplan invites you into an idyllic formal lounge with sliding glass doors to the garden and deck. The generously sized second living area with roaring gas log fireplace also opens directly to the alfresco, facilitating a fuss free flow from indoors to out, whether relaxing with a chai as the kids play in the garden or hosting friends on balmy weekends. A well endowed kitchen in the heart provides a large island breakfast bar and a suite of stainless-steel appliances. From prepping platters to preparing the perfect pasta, it provides a comfortable space for slicing, dicing and carefree clean ups. Guarding the fort at the front of the home, the master bedroom through double doors boasts a walk-in robe and a fully contemporised ensuite with a double shower, dual vanity and a separate toilet. The main bathroom entices with a large spa bath and second shower within the children's wing down a separate hall in this well curated layout, while the laundry includes large attic storage space. With unparalleled lifestyle appeal paired with family friendly convenience within a serene pocket so close to the town centre, 13 Swamp Gum delivers a truly desirable package with easy access to all essential amenities. - Bespoke architect designed 4 bedroom home - High spec build & recently renovated - 2 large living areas, both opening to BBQ deck - Timber kitchen with oven, dishwasher & live gas cooktop - High ceilings & new woodgrain flooring - Spacious master with walk in robe - Oversized junior bedrooms with built in robes - Beautifully upgraded main bathroom with spa - Renovated ensuite with double shower - Powder room - Attic in laundry and generous storage throughout - Gas ducted heating & reverse cycle airconditioning - Gas log fireplace - 3 car garage with drive through access - Fully fenced garden Homes and Acreage is proud to be offering this property for sale - To arrange an inspection or for further information, please contact the office on 1300 077 557 or [office@homesacreage.com.au](mailto:office@homesacreage.com.au)