

**16 Soutar Place, Heatherton, Vic 3202**



**House For Sale**

Thursday, 9 May 2024

16 Soutar Place, Heatherton, Vic 3202

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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

Unbeatable course-side positioning overlooking the rolling greens of the world-class Kingston Heath Golf Course, this substantial, architecturally elegant residence goes above and beyond with soaring vaulted ceilings and airy voids in a sunlit mezzanine design, premium fittings, energy efficiencies, and lovely outdoor and course views. Set on an easy-care 379sqm (approx) corner block in the coveted Baltusrol Estate, this whisper-quiet haven begins outside with a double remote garage, decked entertaining plus a separate open-roof pergola with built-in bench seating, set in a beautifully landscaped backyard that gives you every reason to enjoy the great outdoors. Leading through a generous, flexible layout with multiple possible configurations to fit a range of buyers' needs, comprising 4 bedrooms and 3 bathrooms - OR, 3 bedrooms plus an office or great additional living zone. The impressive master suite includes a walk-in robe and an ensuite with dual basins and a corner spa! Two very generous downstairs living spaces: the front 'formal' lounge and dining/multi-purpose zone is perfect to relax and unwind, and an equally generous casual living/dining is adjoined by a well-equipped kitchen with a Smeg wall oven, gas cooktop and a dishwasher. Opening out to a large sun deck plus a secondary open pergola with bench seating - both spaces giving lots of inspiration to relax, entertain and soak up the sunshine. Quality timber floorboards underfoot through both levels, high ceilings, airy voids, ducted gas heating and evaporative cooling plus multiple split system air-conditioners. Fresh paint and beautiful plantation shutters throughout (incredibly energy efficient); excellent storage, and a solar system. Heatherton is attractive for its vast open spaces, market gardens, golf courses, and Karkarook Park, while being conveniently located just 20 kilometres from Melbourne CBD. Close to DFO and Moorabbin Airport, local restaurants, Kingston Heath Primary and Cheltenham Secondary College (catchment zone). PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections