

**18 Brechin Court, Greenvale, VIC, 3059**



**House For Sale**

Saturday, 12 October 2024

18 Brechin Court, Greenvale, VIC, 3059

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Stunning Tudor Family Home in the Heart of Greenvale!

Rising at the end of a quiet cul-de-sac in the true heart of established Greenvale, this beautifully renovated & extended Tudor residence is a showcase for elevated family lifestyle amenity.

Extensively renovated to accommodate a host of entertaining, relaxing and working from home inclusions, and boasting a classically high-end aesthetic throughout, the home is sensibly divided by downstairs living and upstairs bedrooms - appealing to families at all life stages.

The flowing floor plan includes front formal lounge through to a substantial home office or homework hub, with room for multiple workstations, while a generously proportioned family room with ambient gas log fire and retractable bifolds adjoins the stunning paved & private alfresco courtyard, a magic spot for outdoor dining.

A large dining space is helmed by a kitchen sure to warm the heart of aspiring home chefs, with its sweeping granite counters, premium appliances (Bosch dishwasher, two Smeg ovens, plus microwave/convection oven and induction cooktop), island/breakfast bar and ample storage cabinetry.

Upstairs are comfortable bedrooms all with BIR's, master with ensuite, and all serviced by a family bathroom providing shower and bath.

Holiday from home in a backyard designed around family fun. Fringed by privacy assuring mature pencil pines, a sparkling solar and gas heated pool and spa takes centre stage. Fully fenced with plenty of space for loungers - byo pool boy!

A well sized and gated sideway ensures a safe dog run for pet owners, while an oversized 2 car garage, plus additional driveway room delivers excellent off-street parking options.

Bonus highlights include downstairs powder, practical laundry, ducted heating/ evaporative cooling, split system, spacious under stair storage, attractive picture windows, French doors, polished timber floors and designer floor tiles.

With a bus stop around the corner, local shops, Barrymore Road Children's Centre and the open spaces of Greenvale Recreation Reserve, all close at hand, along with a quick commute to schools and Greenvale Shopping Centre, this remarkable family home ticks all the right boxes for substance and style.

Truly a remarkable home offering timeless appeal, all set in a beautiful Greenvale neighbourhood.

Land: Approx. 556m<sup>2</sup>

Settlement: 30, 60 to 90 days

Price Guide: \$970,000 - \$1,030,000

On Site Auction: Saturday 9th November 11am

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