

**22 Gautam Grove, Harkness, Vic 3337**



**House For Sale**

Wednesday, 19 June 2024

22 Gautam Grove, Harkness, Vic 3337

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 560 m2**

**Type: House**



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**\$599,000 - \$649,000**

Displaying an impressive blend of captivating modern features and style, this property makes for a sensational family domain. Positioned in the highly sort after pocket of Arnold's Creek, within short distance to Arnolds Creek Primary, St Francis College, shopping complexes, sporting grounds, public transport and walking tracks, this location is second to none! Showcasing grand street appeal, complete with a wide driveway, side access and a modern faced be impressed before you enter the front door. Upon entry you are greeted by a wide hallway leading into a huge master bedroom which features a split system, offering walk-in robe and a gorgeous light filled ensuite featuring stone benchtops and a larger shower. The remaining three bedrooms are all oversized and feature built in robes and a rea serviced by a beautiful bright central bathroom and separate toilet. The well appointed kitchen is complemented by the features and quality it holds, with 900mm appliances, undermount sink, 20mm stone benchtops, glass splashback and a double drawer dishwasher. This stunning kitchen seamlessly incorporates both the family and meals areas for optimal entertaining with the lounge area offering a well places Conara, perfect for the family to enjoy on those cold winter nights. Moving outside through the timber stacker doors, the external of this home provides space for the whole family to enjoy. The outdoor alfresco provides the perfect space to entertain family and friends, while there is still a huge amount of space on offer in the back yard with plenty of grass for kids and pets alike to run and play. The side access allows additional car, boat or trailer accommodation while the separate garage at the rear of the property provides comfortable storage for it all when required. Additional features include; ducted heating, split system cooling, floorboards through the main hall and living quarters, indoor Conara fireplace, double blinds, side access, double car garage with internal and external access, shed/workshop and so much more! Don't miss your opportunity to call this property home, call Shane today on 0488 980 115! (Photo ID is Required at all Open For Inspections) At YPA Melton "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency.