

**22 Nagle Drive, Sandhurst, Vic 3977**



**House For Sale**

Wednesday, 26 June 2024

22 Nagle Drive, Sandhurst, Vic 3977

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Michelle Stephens

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**\$1,025,000 - \$1,125,000**

A beautifully crafted residence of understated luxury and leisure, this 4-bedroom double-storey home marries its illustrious Champions Course backdrop with an offering of pure indulgence and tranquillity, delivering complete comfort for the entire family into every corner. A sunken formal lounge maintains a lovely separation from the expansive family and dining areas spreading open to the rear, stretching towards the leafy Champions Course scenes at the rear through vast triple-stacker doors. A butler's pantry kitchen features sleek stone counters cascading over its quality Smeg appliances, perfect for every gourmet desire and entertaining the masses enjoying the adjacent covered deck. A third lounge atop the Tasmanian Oak staircase underscores the home's focus on family enjoyment, encircled by three bedrooms and a family bathroom. The upper floor master's his/her robes and ensuite evoke a certain 5-star quality, while the downstairs guest bedroom is ideal for teens or in-laws with its walk-in robe and shared ensuite. Modern comforts abound with evaporative cooling, ducted heating, ducted vacuum, a fitted laundry, a back-to-base alarm system, a sprinkler system, solar hot water, a double garage with buggy parking, and a superior Sandhurst setting just metres from Champions Course walking trails, Sandhurst Clubhouse dining and recreation facilities, Carrum Downs amenities and easy freeway access.