

**30-32 Brentwood Way, Waurnd Ponds, Vic 3216**



**House For Sale**

Saturday, 29 June 2024

30-32 Brentwood Way, Waurnd Ponds, Vic 3216

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 2136 m2**

**Type: House**



Rachael Taylor  
0411429186



Nyree Cartwright  
0432413488

**\$1,899,000 - \$2,088,000**

This exclusive address in the tightly held and highly desired Grange Park Estate Waurnd Ponds is on the market for the very first time. This beautifully presented home offers absolutely everything you could possibly need and invites you to instantly embrace the lifestyle you've been dreaming of in a quiet and relaxing location. Five bedrooms, three bathrooms, four living zones, study, outdoor entertaining, solar heated pool, powered shed and side access are all on offer, what more could you possibly want? The whole family can enjoy country-style living close to everyday conveniences. The Waurnd Ponds Creek walking trails connect you to the nearby Waurnd Ponds Shopping Centre which will leave you spoilt for choice with an abundance of shopping, dining, and entertainment options. For those needing public transport, bus stops and the Waurnd Ponds train station is only a few minutes away for the Melbourne commuters. Families will appreciate the nearby schools, Grovedale West Primary School, Grovedale College and the Christian College Campuses. Convenient access to Deakin University, Epworth Hospital, The Geelong Ring Road and the Surf Coast are a major benefit of this peaceful location. Set on a fully landscaped corner allotment of 2136m<sup>2</sup>, this stunning family residence offers an idyllic lifestyle and is designed for all-year round entertaining.

- Formal lounge and dining zone with a cozy open fireplace
- Open plan kitchen/dining/family room with split system and French doors opening onto the undercover outdoor entertaining zone
- Third living room with built in bookcase and outside access
- Rumpus room with built in bar, split system, powder room and direct access to the backyard
- Fourth living room, perfect for a teenage/childs retreat, games or craft room, gym or study
- Designer kitchen with stone bench tops, large breakfast bar, ILVE gas cook top with an electric hotplate, Neff double wall ovens, Bosch dishwasher
- Master suite with large walk in robe. Ensuite with stone bench top, dual sinks, frameless shower. Separate toilet with 2 way access
- Bedroom 2 with built in robes
- Bedrooms 3 & 4 with built in robes, both with dual access to a walk in robe and ensuite
- Bedroom 5 with built in robes or perfectly positioned for a home office
- Central bathroom with stone bench top, floor to ceiling tiles, bath and a separate toilet
- Ducted central heating throughout
- Alarm system
- Large undercover outdoor entertaining with built in BBQ
- 10.5m solar heated, salt chlorinated pool and spa
- 8.5m x 7m alarmed and powered shed
- Double gate side access
- 11,000lt water tank
- Double remote garage

Homes like this do not come along very often, a much loved and beautifully maintained one owner home is a rare opportunity... Don't miss this! \*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.