

# 315 Address Available on Request, Officer, Vic 3809



## House For Sale

Friday, 5 July 2024

315 Address Available on Request, Officer, Vic 3809

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 377 m2

Type: House

**\$1,100,000**

Located on the North Side of Officer in the beautiful Carrington Estate, is this Brand New Double Storey Home, complete with Driveways, Fencing, Blinds & landscaping.... There is nothing for you to do but move in!! This is a Modified Bridgewater and covers just over 30 Squares of upgraded beauty. The home has 5 Bedrooms including a Guest Bedroom Downstairs with its own ensuite, or the shared ground floor PDR. Laundry with fully fitted out cabinetry and a walk in linen, storage area under staircase, extensive kitchen with 40mm stone benchtops, all soft closing pot drawers to back bench & kitchen island bench, 900mm Induction cooktop, 900mm Underbench Oven, 900mm undermount rangehood, Matt Black dishwasher, undermount sink with pull out spray kitchen sink mixer, then tucked around the corner is a functional shelved walk in pantry area. Adjoining this beautiful kitchen is the meals & family areas that leads out onto a nice sized outdoor living area, with your fully landscaped backyard that has direct gate access to the open space walkway that will be landscaped beautifully in the future. On the ground floor, we can't forget the oversized Garage with a window in the front to get natural light and a rear roller door, perfect for tradies or just great for backyard access.... Then on the first floor, you have the Master Bedroom with WIR and Ensuite with large double vanity, oversized shower and toilet. You also have a further 3 bedrooms, all with WIR's and they share a bathroom with a Freestanding bath, nice sized vanity and large shower. Added to that upstairs is the Rumpus room, The home inclusions are huge with 9ft or 2740mm ceiling height to ground floors and 8'6ft or 2590mm ceiling height to first floor, All windows & Sliding doors are double glazed, there is increased Ceiling batt insulation and also increased insulation to external walls and all internal wet area walls, flooring to entry, kitchen, pantry, meals & family is upgraded waterproof timber laminate flooring, upgraded floor & wall tiles and a nice carpet to all the bedrooms and first floor rumpus. There is 40mm Stone Benchtops to kitchen, 20mm stone benchtops to all vanities, floor to ceiling wall tiles to master ensuite & bathroom, upgraded Dual form shower rails in showers, above counter vanity basins, a freestanding bath in the bathroom. All the nice little extras have been added in this beautiful home. It has Reverse Cycle Ducted Heating & Cooling, 90mm LED Downlights throughout the home, 3 Phase Power and already has Solar PV Installed to the home, connected and ready... Just an added bonus to help save on those electricity bills. Don't miss this one. With land prices in Officer and building costs still on the increase, you won't be able to build this sized home in this area any less than this price. To arrange an inspection, contact Rod on 0418 596 324 or Rachel on 0429 021 531...