

# 32 Littlewood Drive, Fyansford, Vic 3218



## House For Sale

Wednesday, 3 July 2024

32 Littlewood Drive, Fyansford, Vic 3218

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 385 m2

Type: House



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**\$915,000 - \$955,000**

Discover your dream home with this custom designed and built residence, featuring utmost quality throughout that will surely excite and impress. Designed with a well-thought-out layout, this property offers both comfortable living and family-friendly convenience. Every detail has been meticulously crafted to provide the perfect blend of style and functionality, making it an ideal choice for those seeking contemporary style with practical living whilst avoiding the inconvenience and stress of going through the building process. Situated on a low-maintenance block, you'll fall in love with the convenience of this location, minutes walk to the Moorabool river walking trail, Fyansford pub, Salisbury circuit playground & BBQ area, easy access to the Geelong Ring Road and a short drive into Geelong CBD, local shops and the Geelong Waterfront. Under an hour drive to Melbourne for commuters or a city weekend break. The open plan living/dining/kitchen zone creates a contemporary haven for entertaining with friends and family, with commercial style glass doors opening onto the tranquil outdoor alfresco entertaining area. The designer kitchen is beautifully appointed with waterfall stone benchtop, soft close cabinetry, a walk-in butlers pantry with ample storage. Kleenmaid stainless steel appliances, 600mm oven, 900mm 5-burner gas cooktop, sleek canopy rangehood & dishwasher. Unwind in the spacious master bedroom, complete with generous walk-in robe and ensuite featuring in slab heating, floor to ceiling tiles and frameless shower. Two additional oversized bedrooms feature built in robes and a separate study/retreat at the front of the home.

- Embrace year-round comfort with ducted heating & cooling throughout, ensuring a pleasant ambiance in any season
- Contemporary design with a functional and practical floor plan
- Spacious light filled open plan kitchen/dining/family zone with highlight windows
- Layout showcases spacious proportions throughout
- Three bedrooms plus a study with plans available to convert the home into a four bedroom
- Central bathroom with stone bench top, free standing bath and tiled shower enclosed in frameless glass screen
- Spacious laundry/mud room features stone benchtop and access externally
- High ceilings and doors throughout provides a great sense of space
- Ample storage throughout
- Outdoor entertaining zone
- Irrigation system to keep the gardens looking amazing
- Double remote garage with internal access
- Downlights under all eaves on the outside of the house
- Side gate access to rear of the home

Fully landscaped low maintenance and sitting on a 385m<sup>2</sup> allotment • Investors will rejoice with an estimated rent return of approximately \$600 per week, adding to this property's allure as an exceptional investment opportunity. If you have been looking for a quality-built home in a highly desired location with everything you could need right at your front door, then look no further than 32 Littlewood Drive, Fyansford. As a designated growth area, many new amenities are planned in the Fyansford region that will make living in the Gen Fyansford Estate more convenient than ever. This is smart buying at its finest with so much growth potential. Savvy buyers and investors look no further, book an inspection today. \*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.