

37 Rosina Drive, Officer, Vic 3809



House For Sale

Wednesday, 26 June 2024

37 Rosina Drive, Officer, Vic 3809

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 451 m2

Type: House



Frances Cutri
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\$799,000 - \$859,000

This beautifully presented home is nestled in the famous Potters Grove estate and offerseverything you need in a great location. Located in a quiet street in the heart of the prestigious Potters Grove Estate, this boutique home with its high-quality finishes throughout, equipped with a merbau decked front and backyard, it's a home to kick back and relax. Boasting an impressive floor plan, the flow from the front entrance to the central kitchen, living and dining areas is seamless. Located in a very friendly estate with many families, this would be a great abode for a family or couples. The house is in catchment of many desirable public and private primary and secondary schools such as St Margaret Grammar (Berwick Grammar), Heritage College, St Xavier Francis, Orchard Park Primary and just 5 minute walking distance from the new Kurmile primary school in Officer. Local IGA, Woolworths are just a few KMs from the location, as well as 1 km walkable distance to the officer station. The expansive front area leads to the first room, with floor to ceiling windows, which flood the room with light. The open plan kitchen, dining and living room is the perfect entertaining space. The wall feature for TV is something you won't see everyday! The oversized master bedroom has a large walk in robe and ensuite. With 4 large bedrooms, a large laundry with ample storage and a family bathroom complete this home. The kitchen has a neutral colour palette with a walk in pantry and plenty of storage space. Sliding full double opening doors lead to the garden. The garden is an oasis, resort style living at its best! With an easy to maintain mature garden, all the hard work is done! The alfresco is the perfect entertaining area with merbau decking and rendered planters to give a tropical feel. The covered alfresco area, seamlessly connected to the kitchen, dining, and living spaces, is perfect for entertaining family and friends all year round. Not to be missed is the exposed aggregate concreting on both side access and back of the garage with the concrete feature in decking for fireplace/barbeque. Powered by 6.5 kw of solar panels, the house runs on solar power making it efficient and economical. A double garage, gas heating and evaporative cooling, led downlights throughout the house all contribute to a highly energy efficient home. Property features:- 4 good size bedrooms- Ensuite in master room- Separate bathroom and toilet for guests- Ducted heating and evaporative system for cooling throughout- Gas cooking- Solar panels- Dishwasher- Great size dining/living room with open plan- Good size backyard and side yard- Remote controlled double garage- Minutes away from public and private schools This must-see property won't be on market for long so make your enquiry today. DISCLAIMER: All stated dimensions in the content and photos are approximate only. Due diligence checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>