

**38 Dresden Drive, Waterways, Vic 3195**

**House For Sale**

Wednesday, 19 June 2024

**buxton**

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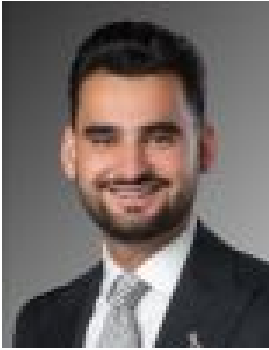
**Bedrooms: 3**

**Bathrooms: 2**

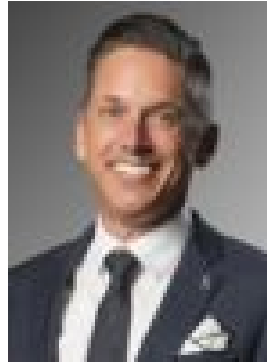
**Parkings: 2**

**Area: 317 m2**

**Type: House**



Ozan Kanbur  
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## **\$950,000 - \$990,000**

Welcome to this inviting family retreat, where thoughtful design meets coveted amenities in an unbeatable locale. Wonderfully maintained, this residence offers inviting spaces that effortlessly blend to create a relaxed family lifestyle. From the charming interiors to the manicured outdoor areas, there's something special about this family home. Upon entry, a stylish hallway adorned with sleek flooring opens into a carpeted formal living and dining zone, providing adaptable spaces tailored to your family's evolving needs. Venturing towards the heart of the home, expansive windows offer spectacular views of the outdoor oasis. Here, a sun-soaked family zone centres around a bespoke kitchen featuring a stone island benchtop with a raised breakfast bar, complemented by sleek soft-close cabinetry, a glass splash-back, and quality appliances, including a 900mm Smeg gas cooktop, oven, and dishwasher. Upstairs, a sanctuary awaits, offering generous accommodation with sweeping neighbourhood vistas. The luxurious main suite features ample built-in robe space and a decadent dual vanity ensuite. Two additional bedrooms feature wall-length built-in robes and share a central bathroom with a soothing bath. Step out through the glass sliding doors and enter a serene outdoor space with an oversized paved patio, perfect for hosting unforgettable gatherings that extend to lush lawns and easy-care gardens. Further appointments include a full laundry, a ground-floor powder room, under-stairway storage, ducted heating, multiple split systems (one in each bedroom), LED downlights, a garden shed, and a double garage with internal access. Adding to the allure of this charming haven is its proximity to the Nest Cafe, surrounded by scenic walking trails and parklands. It also enjoys easy access to esteemed educational institutions such as Haileybury and Cornish Colleges, nestled within the highly regarded Parkdale Secondary Zone. Aspendale Gardens Primary, local shopping precincts, convenient bus routes, and the picturesque Edithvale foreshore are just minutes away, offering an idyllic lifestyle for the whole family.