

4 Berryman Lane, Fyansford, VIC, 3218



Sold House

Sunday, 18 August 2024

4 Berryman Lane, Fyansford, VIC, 3218

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Breathtaking Home Situated on an Enormous Block!

Defined:

Perfectly positioned at the end of a quiet lane, this luxurious home epitomises upscaled easy living at its most sophisticated. Focusing on an unparalleled attention to detail throughout, this exceptional, family focused floorplan hosts three living areas, four bedrooms, two bathrooms, a powder room and multiple outdoor living zones; capitalising on preferred orientation and ambiance across the over generous allotment. Wide Oak timber flooring anchors the otherwise neutral interior palette, with featured designer lighting, Pastel Terrazzo look tiles and upgraded specifications paying homage to a coastal, cool aesthetic. Practicality has not been overlooked, with each zone offering privacy and function; complete with raised ceilings including a raked ceiling in the main living, double glazed windows and doors, ducted heating and evaporative cooling. An enviable place to call home within short distance to the picturesque Fyansford parks, Geelong CBD, Moorabool River, Barwon River, many of Geelong's finest schools and the Geelong Station. This idyllic property is incomparable in the current market - inspection is guaranteed to impress!

Considered:

Kitchen – Open plan kitchen with waterfall end, island stone benchtop, feature pendant lighting, Blanco dual undermount sinks, soft closing cabinets, Smeg semi-integrated dishwasher, contemporary blank mixer tapware, Omega/Smeg 900mm Gas cooktop and oven, window splashback with beautifully landscaped garden views, full butlers pantry with servery to the alfresco and sink in situ.

Main Living/Dining – Large living and dining area, wide Oak timber flooring, heightened skillion ceilings, downlights, roller blinds, ducted heating, evaporative cooling, sliding doors opening up onto alfresco across multiple elevations.

Lounge – Quietly set to the rear, carpet downlights, tv and data points, ideal theatre/movie room.

Third Living Zone – Central to the minor bedrooms, wide Oak timber flooring, TV and data points.

Master Suite – Private and stylish master bedroom with concealed walk-in wardrobes, carpet, ample glazing, blinds, feature pendant lighting, ensuite bathroom with featured Sage subway textured tiling, shower, dual basins and vanity with arched mirrors and separate toilet.

Minor Bedrooms – Large spaces with carpet, built- in robes, downlights, heightened ceilings, ample double glazing, blinds, flexibility of use depending upon your lifestyle.

Main Bathroom – Stunning, brightly lit bathroom with bath, vanity, black framed shower and tapware. White subway tiles with tiled shower nib. Caroma oval basin.

Outdoors – Huge 901spm (approx.) allotment in a preferred end lane position. Large outdoor decking with built in timber seating. Grassy area for sports and play. Rear undercover alfresco area ideal for bbq's and entertainment.

Close by facilities – Established parklands & walking trails, Moorabool River, Barwon River, The Geelong College, Clonard College, Western Heights College, Queens Park, Queens Park Golf Club, Herne Hill Primary School, St Josephs College, Geelong CBD & Geelong Station.

Ideal for – Families, Professionals, Young Couples and Investors.

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