

# 4 Lancashire Road, Warragul, Vic 3820



## House For Sale

Sunday, 23 June 2024

4 Lancashire Road, Warragul, Vic 3820

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 711 m2

**Type:** House



Phil Gallagher

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**\$869,000 to \$899,000**

Welcome Home! Just 2 1/2 years old & immaculately presented, this custom-built home seamlessly blends traditional farmhouse living with the modern conveniences of space and functionality. With soft neutral tones throughout, this home exudes relaxed country vibes, embracing touches of heritage influence. Be charmed by 9ft ceilings, pendant lighting, patterned tiling, and a freestanding bathtub. Luxury inclusions such as wool carpet, engineered oak flooring, bespoke window dressings & feature paneled doors, provide a sophisticated, contemporary feel. Filled with light, the family won't be short of space with 4 bedrooms, 3 living areas, 2 bathrooms & a study nook. The kitchen is a cook's haven! - A gorgeous 3-meter stone island takes center stage & is complemented by shaker style vinyl wrap cabinetry, 900mm electric oven with gas cooktop, dishwasher & WIP. When it's time to entertain, the spacious family/dining area flows onto a large tiled alfresco, through grand 3 stacker glass doors. Or when the sun is shining, relax on the huge sandstone patio complete with white timber pergola, bordered by lush veggie patches. Set on over 700sqm, the outside is a landscaped sanctuary, showcasing an abundance of native shrubs and eucalyptus, with plenty of grass left for kids and pets to play. Storage is also taken care of with an over-sized double garage, 3m x 3m garden shed & side access for the boat/ caravan. Further functional inclusions include robes to all bedrooms, WIL, ducted heating, split system cooling, & plumbed gas outlet to alfresco. The home also has eaves down its north and west sides to protect from the harsh summer sun, and for added luxury, spend cold winter nights in front of the Lopi wood-burning fireplace. Rest at ease with security additions including Bosch security system, Eufy security cameras, and Eufy fingerprint entry with automatic locking. Walking distance to St Angela's of the Cross Primary School and nestled in the peaceful Chesterfield Estate, there is nothing left to do on this property except move in and relax. If you are looking for a comfortable, stylish, family home to be proud of, this is the one! Chesterfield estate provides the incredible amenity of gardens, wetlands, playing fields and parklands. Close to sporting facilities, public transport, schools, it is merging into the expanding Warragul township that offers more facilities, entertainment & services as its population grows. Call Phil on 0427 303 284 to organise your private inspection