

46 Hedgevale Drive, Officer, Vic 3809

House For Sale

Wednesday, 10 July 2024

46 Hedgevale Drive, Officer, Vic 3809

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Shan Dias

0416891662

\$650,000 - \$699,000 - Brand New + \$10,000 FHBG

Discover your new haven adjacent to the prestigious Timbertop Estate. This modern 3-bedroom, 2-bathroom home combines style, comfort, and convenience seamlessly. Upon entering, you'll experience a modern, elegant atmosphere with a spacious design tailored for contemporary living. The open-plan living and dining area is perfect for hosting guests or relaxing with family, enhanced by large windows that allow natural light to create a welcoming ambiance. The kitchen is a chef's dream with its sleek cabinetry, top-of-the-line appliances, and ample storage, making meal preparation effortless. The master bedroom serves as a peaceful retreat with a luxurious ensuite bathroom and generous closet space. Two additional bedrooms provide ample room for family or guests, featuring built-in robes and easy access to the main bathroom. This home ensures year-round comfort with ducted heating and evaporative cooling. Outside, the low-maintenance backyard is ideal for outdoor relaxation. Located conveniently, this property is close to shopping centers, schools, and public transport, offering easy access to all essential amenities. Seize the opportunity to make this beautiful property your new home!

INCLUSIONS- 900 mm five-burner black matt free-standing cooktop and oven- 900mm black undermount rangehood- 40 Stone benchtops throughout the house- Designer tile Splashback- Double matte black sink in the kitchen- matte black bath ware accessories- Ducted heating + Evaporative Cooling System throughout the home- Single lockup remote garage with internal access to the house- 2.7 m High Ceilings all throughout- LED downlights - Designer Pendant Lights- Basic landscaping to front & back - Colour driveway & porch- Roller blinds to required windows- Upgraded façade - and so many other luxury inclusions

Situated in the highly sought-after sub-location of Officer, this property offers the best of both worlds - a peaceful and family-friendly neighbourhood, with easy access to all amenities. Enjoy the convenience of nearby schools, shopping centers, parks, and public transport options. With major road networks just a short drive away, commuting to the CBD or other parts of Melbourne is a breeze. - M1 Freeway Entrance (In-bound & Out-bound)- Quick Access to Princes Highway - Arena Shopping Centre (Reject Shop, Chemist, Woolworth, Post Office, Gym)- Westfield Fountain Gate Shopping Centre (Narre Warren)- Officer Secondary College- Officer Primary School- Minaret College Officer Campus- St Margaret's Berwick Grammar (Officer Campus)- Heritage College- St Brigid's Catholic Primary School- Bus Stops (Route 926)- Officer Train Station- Officer Specialist School- Beaconsfield Plaza (ALDI, Woolworths, Post Office, Medical Centre, Restaurants) Call Vitaldi on 0435 212 251 to arrange an inspection!

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