

5 Edgbaston Circuit, Berwick, VIC, 3806



House For Sale

Friday, 30 August 2024

5 Edgbaston Circuit, Berwick, VIC, 3806

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Family comfort in a desirable leafy setting!

Auction Location: Onsite

*** Auction onsite 21/09/24 at 3PM (Unless sold prior) ***

Nestled on Berwick's prized St Johns Wood Estate, this inviting family home unites the allure of modern comfort with the ease of prime convenience, placing its residents within a stroll of popular amenities.

Residing on a generous 600sqm block (approx.), the property soaks up the serenity of its leafy surroundings, boasting a charming red-brick facade that's framed by neat landscaping.

Behind the screened front door, the welcoming interiors are awash with natural light, revealing contemporary neutral tones, stylish floating floors and full-height windows to enhance the calming ambiance.

The formal living area caters to the requirements of a growing household with its excellent versatility, complementing the open family/dining zone with its effortless outdoor connection and big bay window.

Perfect for hosting guests and enjoying summer barbecues, the expansive entertainers' alfresco is covered by a striking gabled roof, gazing out to the sizeable wraparound backyard.

At the heart of the home is the well-appointed kitchen with its waterfall stone island and matching splashback, showcasing a sleek undermount sink, five-burner gas cooktop and premium Bosch oven.

The master is zoned with privacy in mind, presenting a walk-in robe and exclusive dual vanity ensuite, while the three remaining bedrooms benefit from sliding mirrored robes and access to the tidy family bathroom.

Gas ducted heating and evaporative cooling ensure an optimal temperature that spans the seasons, complementing a host of notable extras.

There's a secure double garage with internal and rear access, an updated hot water system and window furnishings throughout, plus a laundry with plentiful storage and additional driveway parking.

Prioritising convenience for a busy household, the home is just a stroll from Brentwood Park Primary School and Kambrya College, while Eden Rise Village and several reserves can also be reached on foot.

It's moments from Berwick's selection of elite private schools, plus close to the Old Cheese Factory's weekend markets, picturesque Berwick Springs, public transport and the Princes Freeway.

Maintained with care and consistency, this cherished home offers scope to personalise in a coveted location. Secure your viewing today!

Property Specifications:

Formal and casual living zones, four robed bedrooms, two bathrooms

Large entertainers' area and easy-care backyard with side access

Stone kitchen has electric wall oven, 900mm gas cooktop, dishwasher

Double door pantry, double fridge space, abundant storage throughout

Gas ducted heating, evaporative cooling and updated hot water system