

**54 Spoonbill Avenue, Delacombe, VIC, 3356**



**House For Sale**

Saturday, 31 August 2024

54 Spoonbill Avenue, Delacombe, VIC, 3356

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Discover Contemporary Elegance in Winter Valley

Welcome to a striking example of modern architecture, proudly presented by Westside Realty Group. This exceptional residence, nestled in the serene Winter Valley, offers the perfect blend of space, luxury, and convenience.

### Why Choose Winter Valley?

Winter Valley is celebrated for its tranquil atmosphere, top-tier schools, lush parks, and easy access to key amenities. This home is strategically positioned to provide effortless access to shopping hubs, vibrant cafes, recreational facilities, and reliable public transport, ensuring all your needs are met with ease.

### Property Highlights:

**4 Bedrooms:** Three generously sized bedrooms feature built-in robes, while the master suite boasts a walk-in robe and a private ensuite.

**Ensuite:** Equipped with a shower, toilet, and vanity for your convenience.

**Family Bathroom:** Complete with a shower, bath, vanity, and a separate toilet.

**Gourmet Kitchen:** Showcasing a 900mm gas cooktop, 900mm electric oven, dishwasher, and ample storage, all with sleek stainless steel appliances.

**Living Areas:** Open-plan kitchen, living, and dining areas designed for modern living, plus a separate lounge room for added versatility.

**Climate Control:** Enjoy year-round comfort with gas central heating.

**Outdoor Entertaining:** Rear alfresco area ideal for casual dining and entertaining guests.

**Outdoor Space:** Enclosed rear yard and landscaped front yard with established plants and lawns.

**Parking:** Double automatic lock-up garage with side access gates for added convenience.

**Proximity:** Close to the Emergency Services Precinct, Alfredton School Precinct, Delacombe Town Centre, Lucas Town Centre, and upcoming education and shopping precincts.

This meticulously designed home offers a rare opportunity to own a contemporary residence in the sought-after Winter Valley. Whether you're seeking an upgrade or a family-friendly environment, this property is bound to captivate.

### Arrange Your Viewing Today

Don't miss the opportunity to make this exceptional home yours. For more information or to schedule a viewing, please contact:

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**DISCLAIMER:** All stated dimensions are approximate only while images are for illustration purposes only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agents. We recommend to the buyer that any information, that is of special interest, should be obtained through independent verification or due diligence.