

6 Howqua Court, Warranwood, Vic 3134



House For Sale

Tuesday, 25 June 2024

6 Howqua Court, Warranwood, Vic 3134

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 690 m2

Type: House

\$1,160,000 - \$1,260,000

Overlooking a peaceful cul de sac from its prized high-side, top of court position, this elegantly designed home inspires with its generous entertaining space and beautiful established garden. Numerous private pockets can be shared with friends or appreciated in solitude. In walking proximity to schools, buses and eateries, making this the perfect place to raise a family. Immaculately presented throughout with sandstone tiles contrasting with the neutral painted tones and sophisticated stone finishes. A light bathed lounge and dining room with bay window provides a leafy aspect over the neighbourhood, further appreciated in the adjoining family and meals zone. The skylit kitchen has been smartly updated with Caesarstone benchtops and provides the ease of an electric oven, gas cooktop, dishwasher and deep double pantry storage. Accessing a secluded decked pergola hedged by a brilliant winter's display of pink and white camelias. Springtime brings the added beauty of a weeping cherry and vibrant azaleas. A second paved and hedged open air area offers further options for smaller scale gatherings.

The four bedroom, two bathroom accommodation is evenly dispersed, encompassing a tranquil master with walk-in robe and ensuite, overlooking the leafy garden. The remaining bedrooms and a bathroom with bath, shower and sep WC are tucked in their own wing for desirable zoning. Additionally fitted with 2 x large water tanks, gas ducted heating, evaporative cooling, security alarm, laundry with external access, good built-in storage including linen, ducted vacuum system, solar roof panels and a double garage. Warranwood is one of the most sought after suburbs with its abundance of childcare, preschools and high-class schools incl Yarra Valley Grammar, Luther College, Good Shepherd Primary, and a short stroll to Warranwood Primary and Rudolf Steiner School. Additionally, public transport and private bus services deliver to Whitefriars College and Our Lady of Sion College. Close to Ringwood Station, Eastland, Town Square and Costco, with the benefits of McAdam Square and North Ringwood Shops only minutes away. Surrounded by parks and reserves with Quambee, McAlpin and the Mullum Mullum Trail. For social entertainment there are three wineries in close distance, and ample bars and cafes including Warrantyte and its idyllic Yarra River walking tracks. Excellent Eastern Freeway/Eastlink access. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.