

# 61 DENNINGTON Rise, Dennington, Vic 3280

## House For Sale

Sunday, 23 June 2024

61 DENNINGTON Rise, Dennington, Vic 3280

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 388 m2

Type: House



Phil Gray

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**\$575,000-\$615,000**

\* Professional photos and floor plan to come. This immaculate home has been built to perfection by a quality, local independent builder and is ideal for a buyer looking for a combination of modern, spacious and low maintenance. Built in 2016 on approx 388m<sup>2</sup> of land, within walking distance to Woolworth's Dennington Shopping Centre and St John's Primary School and approx 6 minute's drive to Warrnambool's CBD. Fitted with a 5kw solar system, all the modern convenience you would expect with central gas duct-ed heating, split system, ceiling fans in all bedrooms and living, gas boosted solar hot water and a retractable duct-ed vacuuming system. A large, well-designed kitchen that features stone bench-tops, large island bench allowing for ample bench space and a well-sized butler's pantry ( includes sink ) providing all the storage space you could need. A small rainwater tank is plumbed to the kitchen for drinking. The spacious open plan living/ dining has durable laminate floorboards, LED down lights throughout, split system and a North facing aspect. Direct access to the outdoor area via sliding doors from the dining area, LED down lights and glow in the dark washed aggregate concrete. The stylish look of washed aggregate concrete with a well-spaced-out assortment of glowing rocks to reveal unique specs of light throughout. Spacious master bedroom with en-suite that includes a dual shower head, walk in robe, ceiling fan and double blinds. All bedrooms remaining are fitted with built in robes, blinds, and ceiling fans for added comfort and easy access to the family bathroom. The very neat family bathroom includes a bath and shower with dual head, fixed and hand held. With extra storage space that includes 2 x double door linen cupboards and a good size laundry that includes bench space and cabinetry that allows direct access from the plastered double garage with remote door. For any further information or to arrange an inspection of this super neat and low maintenance home feel free to contact myself directly anytime.