

**7 Ann Street, Beaconsfield, Vic 3807**

**House For Sale**

Tuesday, 25 June 2024



7 Ann Street, Beaconsfield, Vic 3807

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1030 m2**

**Type: House**



Amanda Charles  
0397070111



Claudette Lynch  
0411283702

**\$860,000 - \$910,000**

This custom home, meticulously designed and constructed by Arden Homes 12 years ago is set amongst captivating gardens on a generous quarter of an acre in the heart of Old Beaconsfield. This well designed floor plan boasts 3 bedrooms, study, front lounge with separate kitchen, family and dining room incorporated. The stylish kitchen features stone bench tops, 900ml appliances and storage galore, serviced by a walk in pantry. This energy efficient home features double glazed windows, 3.2 kw solar panels, 2 panels for Solar Hot water, 400 litre storage tank, hydronic heating, split system heating/cooling, extra insulation in ceiling and 27,000 litres of rainwater storage. Sliding doors open out to covered decked entertaining area overlooking perfectly landscaped gardens and a creek, created with rocks and a water feature. A shade house has Australian epiphytic orchids and ferns. The property enjoys side access to a double carport and garage/shedding. This much loved property makes for sought after real estate, located in the heart of Old Beaconsfield, within an easy walk to schooling, Beaconsfield Shopping Hub and public transport.