

**9 Kashmir Road, Charlemont, Vic 3217**

**AVENUE FIVE**

**House For Sale**

Wednesday, 3 July 2024

9 Kashmir Road, Charlemont, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 349 m2**

**Type: House**



Haxhi Abedin

0352416968

**\$640,000 - \$680,000**

Welcome to your dream home in the heart of Charlemont! This contemporary gem, approximately 18 months old and situated on a approx. 349m<sup>2</sup>, offers the perfect blend of modern design and comfortable living. Key Features:

- **4 Spacious Bedrooms:** The master suite boasts a luxurious walk-in robe and an ensuite featuring a double vanity, double shower, and a separate toilet/WC. The remaining three bedrooms come with built-in robes, ensuring ample storage for the whole family.
- **Gourmet Kitchen:** Enjoy cooking in the state-of-the-art kitchen equipped with a walk-in pantry, sleek 900mm stainless steel Westinghouse appliances, and stunning stone benchtops. Blacked out fixtures and fittings add a touch of elegance and sophistication.
- **Multiple Living Areas:** Featuring two distinct living spaces. The main living area is adjacent to the dining and kitchen, creating an open and inviting atmosphere. The second living area is perfect for a theatre room or a versatile family space.
- **Modern Wet Areas:** Stone benchtops are a highlight which include the kitchen, ensuite, and family bathroom, providing a seamless and stylish finish.
- **Comfort and Convenience:** Enjoy ducted heating throughout, high ceilings, and upgraded internal doors that enhance the home's luxurious feel. Beautiful laminate floorboards flow throughout the home, adding warmth and easy maintenance.
- **Outdoor Living:** The undercover alfresco area is ideal for year-round entertaining. While the front landscaping is complete, the rear yard remains a blank canvas, offering a unique opportunity for you to design your dream outdoor space and let your creative juices flow!

Located in the vibrant community of Charlemont, this home offers excellent access to public transport, top-rated schools, local shopping centres, and picturesque parklands. Additionally, the stunning coastal towns of Barwon Heads and Torquay are just a short drive away, perfect for weekend getaways and beachside adventures. Charlemont is fast becoming one of Victoria's most sought-after suburbs. With its blend of urban amenities and natural beauty, it provides a balanced lifestyle for families, professionals, and retirees alike. The proximity to key infrastructure and recreational facilities ensures you're never far from what you need. This near-new home is ready to welcome its new owners. Whether you're a growing family, a couple seeking extra space, or someone who loves modern comforts, this property has it all.