

22 Karnak Rd, Ashburton, VIC 3147

Sold - \$2,255,000

House 4  2 



## Exceptional Single Level Living

Delivering exceptional single level living on a charming tree-lined street, the magnificent expansion of this classic home has transformed it into a sprawling family domain. Sitting proudly behind a clinker brick frontage amidst established gardens, its supremely comfortable proportions have been perfectly finished to provide enviable family flexibility with an emphasis on effortless indoor/outdoor entertaining.

**Open for Inspection**

By Appointment.

Behind its endearing façade; polished timber floorboards, picture rails and an open fireplace add timeless elegance to a layout comprising formal lounge and dining rooms connected by glass sliding doors, an impeccably presented country style timber kitchen (DW) with breakfast bar overlooking an expansive and versatile entertaining zone with family, living and dining areas opening to an undercover alfresco deck.

The spacious main suite features a beautiful garden vista, ceiling fan, walk in robe and ensuite, three further bedrooms are generous and sun-lit with two fitted with built in robes while a sizeable home office with pull down attic storage and in-built cabinetry easily doubles as a fifth bedroom. The spotlessly presented family bathroom boasts a separate bath and toilet and an enormous laundry with extensive floor to ceiling storage also serves as a multipurpose room with external access.

The large rear garden incorporates the alfresco deck, a north facing paved patio wrapping around the home with a stunning wisteria clad pergola overlooking ample lawn and gardens for kicking the football and relaxing in the north/west sunshine. This superb property includes ducted heating, evaporative cooling, double carport, water tank, two storage sheds and a cubby/additional shed.

With Solway Primary School at the end of the street and popular local cafes, Gardiners Creek and Anniversary trails moments away, easy access to both East Malvern and Alamein Stations plus all the amenities, dining and shops on offer in Ashburton Village plus Chadstone Shopping Centre just a short journey; this family friendly pocket is highly desired.

Shelter Real Estate Agents Ashburton

### Listed By

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