

hockingstuart

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DATES : 01/03/2018 and 31/05/2018
PROPERTY TYPE :
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale
PRICE :
STREET NUMBER : (ANY)
STREET : (ANY)
STREET TYPE : (ANY)
SUBURB : WATERWAYS
DATA SOURCE : REI and VG/Gov
RETURNED : 4

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Results

25 Waterside Dr WATERWAYS 3195

PRICE :	\$2,051,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	20/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	4
PROPERTY TYPE :	House	ROOMS :	6
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	93 F 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	610
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Showcasing high-end appointments and luxurious finishes throughout, this stunning 52sq 5-bedroom, 4.5-bathroom residence has been architecturally designed to capture beautiful lake views both upstairs and down. From its alluring street presence and 6-star energy rating to the exceptional family accommodation found within, this breathtaking home is simply in a class of its own. Enjoying an abundance of natural sunlight, 2.7m ceilings throughout, the home which was crafted just four years ago by Instep Designer Homes with Vaastu-inspired interiors, features an elegant lounge and dining room plus expansive entertainers' zone with cosy gas fireplace which spills out to a fabulous back yard complete with alfresco patio, water feature, kitchen garden and an array of fruit trees. Avid chefs will love not one but two gourmet kitchens - granite benchtops, quality AEG and Miele appliances star in both along with substantial preparation and cupboard space. A ground floor guest bedroom with ensuite is an invaluable inclusion, whilst the four remaining bedrooms (each with bathroom access) are all peacefully positioned upstairs including the opulent master domain with beautiful ensuite and ventilated walk-in robe. A fully-equipped media room, first floor lounge, home office with custom cabinetry and double auto garage are all offered whilst ducted vacuum/heating/cooling, double glazed porcelain tiles, security alarm and video intercom entry are among the home's many luxury inclusions. A leisurely stroll to fabulous coffee at Nest Cafe, the home is also within the coveted Parkdale Secondary zone and within easy reach of Haileybury and Cornish Colleges.

7 Barmah PI WATERWAYS 3195

PRICE : \$1,480,000
RESERVE PRICE :
SALE DATE : 16/05/2018
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : House
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 D 2
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 4
BATHROOMS : 3
ROOMS : 5
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 601
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Soak up serene views of the beautiful adjacent wetlands from the incredible indoor/outdoor room of this 4-bedroom, 3-bathroom home right on the water in a highly sought-after pocket of Waterways. While the uninterrupted views will instantly win you over, the rest of the home is equally as impressive. Multiple living zones, soaring ceilings with light-filled voids and a peaceful position in a low-traffic neighbourhood all add to the home's immense appeal. Step inside and discover a fully-equipped media room with 21-inch projector, a tranquil lounge plus open plan living/dining area and stunning stone kitchen complete with quality appliances and walk-in pantry. From here, head to the sensational indoor/outdoor room overlooking the wetlands - here, a wall of bi-folds can be thrown open on warmer days to allow the gentle breezes in whilst during the colder months, this brilliant space is perfect for curling up with a good book. A ground floor bedroom is a highly desirable inclusion, whilst the remaining bedrooms are peacefully situated upstairs including the opulent master with fitted walk-in robe and luxe spa ensuite. A bright family bathroom, separate WC and huge lounge/study area with calming water views concludes the first floor. In the prized Parkdale Secondary zone, and within easy reach of Haileybury and Cornish Colleges, this flawless offering also includes ducted heating, refrigerated cooling, video intercom, 11-person spa, security alarm and double auto garage with rear roller door access.

2 Jubilee Blvd WATERWAYS 3195

PRICE : \$1,010,000
RESERVE PRICE :
SALE DATE : 28/05/2018
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : House
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 G 2
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 4
BATHROOMS : 2
ROOMS : 5
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 428
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Bright, sun-splashed interior spaces enhanced by high ceilings and soaring light-filled voids create a welcoming ambience and incredible sense of space throughout this impeccable 4-bedroom residence. An enviable position opposite the fabulous open expanse of the Lake King Circle reserve and playground simply adds to this beautiful home's immense family-friendly appeal! Upon entry, you will immediately be impressed by the choice of inviting living spaces. A tranquil lounge and dining room with parkland views, a relaxed family room opening to the easy-care garden and patio plus a versatile first floor retreat give plenty of space for the entire family to spread out and enjoy. The social hub of the home is the designer kitchen with premium Smeg appliances - its fabulous stone and timber island providing lots of room for friends and family to gather around. Peacefully positioned upstairs are four light-lavished bedrooms, including the master which boasts twin wardrobes, stunning ensuite and balcony access from which to enjoy the calming parkland views. A stylish family bathroom, powder room, laundry with rear access, ducted heating and cooling plus double auto garage conclude a flawless family home. In one of the area's most sought-after locales, the home is just moments to the lake and fabulous Nest Cafe and benefits from prized Parkdale Secondary zoning. Bus stops are located nearby, whilst Haileybury, Lighthouse and Cornish Colleges are all within easy reach.

17 Tyrrell Tce WATERWAYS 3195

PRICE : \$790,000
RESERVE PRICE :
SALE DATE : 26/05/2018
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : House
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 G 3
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 4
BATHROOMS : 2
ROOMS :
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : This well presented light filled home with 3 bedrooms plus study or 4th bedroom is so versatile. Appealing to downsizers as well as young families, this home will appeal to those looking for low maintenance living with the benefit of the park out the front and the wonderful surrounds of this lakes and paths in this Waterways location. Plenty of room for children or grandchildren to play footy, cricket etc or a casual stroll out with the dog. Entertain in the well equipped open plan Kitchen fitted with a s/s appliances including 900mm cooking, a stone topped island bench/ breakfast bar whilst your guests or family relax in the lounge/dining area or out through the large sliding doors on the paved courtyard. Master bedroom with generous walk in robe and twin vanity en suite, 2 further bedrooms with built in robes and a large family bathroom with bath and separate shower. Double glazing, gas ducted heating, s/s air conditioning, double glazing, rain water tank and even a second yard area laid with lawn and washing line hidden together with a generous double lock up garage complete this excellent package. Located in this popular location close to Mordialloc, excellent schools, transport links (East link and Peninsula freeway) and only a short drive or bus ride to Mordialloc and Edithvale beaches, stations, shops and cafes. ALL ENQUIRES MUST INCLUDE A CONTACT NUMBER.

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