

**12 Marilyn Cres, Ringwood, VIC, 3134**



**House For Sale**

Monday, 28 October 2024

12 Marilyn Cres, Ringwood, VIC, 3134

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Daniel Broadbent

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## Striking architectural style home + pool in incredible location

This unique discovery on a spacious sun soaked allotment with resort style pool is a compelling find for a young family. Alluring raked ceilings and hardwood polished timber floors flow throughout the floorplan for enhanced visual appeal. Providing effortless connections with the Mullum Mullum Trail, local shopping and café precincts and public transport.

Three neatly appointed bedrooms offer an effortless lifestyle, incorporating the master fitted with built-in robes and a spectacular vaulted ceiling. A modernised bathroom with corner shower, deep relaxing bath tub, vanity plus separate WC provides for all the family.

French sliding doors zone a wonderful living and dining area with soaring Cathedral ceiling, offering a great space to host guests or relax with the family. A well-equipped slate tiled kitchen with electric oven, cooktop and dishwasher plus walk-in pantry services all occasions.

The outdoor entertainment is a hidden gem, wrapped in established landscaped gardens with pockets of palms to create an enviable tropical vibe. A generous undercover area with built-in lighting is ideal for BBQs and celebrations. After dinner, slip into the heated spa or enjoy the refreshing solar heated pool. Paved and decked pockets provide optimum choices, and a shed with covered area offers flexible dry storage space or a potting area plus side gate entry to a single garage and ample off-street parking. The gardens are privately hedged and designed to create a friendly buffer zone from your neighbours. Further supplying; gas ducted heating, evaporative cooling, laundry, storage including linen press and gas hot water.

The home is central to all your needs. Walk to preschools and Kalinda Primary along with Yarra Valley Grammar, Luther College, Good Shepherd Primary, and nearby Rudolf Steiner School. Shop within a few minutes at Burnt Bridge Coles or North Ringwood Shops, with boutique eateries and restaurants just around the corner. Cycle or walk the trails to McAdam Square and Eastland Shopping Centre, REALM, Costco and Town Square. Peter Vergers Reserve is moments away and close to McAlpin Reserve and play facilities, and a plethora of sport at Quambee Reserve. Easy access to the freeway and Eastlink, or the Yarra Valley wineries. This home is sure to impress with all the lifestyle rewards.

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