

# 12 Winners Circle, Aspendale Gardens, VIC, 3195

## House For Sale

Tuesday, 19 November 2024

12 Winners Circle, Aspendale Gardens, VIC, 3195

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## The Brief: Unbeatable Location & Space and Right Opposite the Winners Circle Reserve

It's Addressed:

Positioned in a highly desirable parkside location directly opposite Winners Circle Reserve, this charming family home on a 575sqm block offers a North-facing orientation that enjoys access to natural light throughout the day. Located within walking distance to Aspendale Primary School and St Louis de Montfort's School and just 1.2km from Aspendale Beach and 15mins to Mordialloc beach, this property combines lifestyle and convenience in a low traffic setting. The 708 bus stop on Wells Road and nearby local shops add further accessibility, and the home is within the catchment for Mordialloc College.

The exterior design bridges Federation-inspired styling and late 20th-century principles, showcasing decorative timber fretwork, a pitched gable roof and complementing double-hung windows. A wide Queenslander-inspired verandah overlooks neat low-maintenance gardens while the oversized double lock-up drive-through garage is positioned on the secondary street frontage for ease of access.

Inside, the home is ideal for multi-generational families, offering split systems (heating and cooling), open-plan living and dining zones. Bamboo flooring, soft window furnishings and modern climate control add comfort and elegance. The expansive backyard includes a covered timber-decked entertainers' pergola, veggie garden planters and a large lawn area for kids to play. Rooftop solar panels and an external water tank ensure reduced energy bills and water usage.

The kitchen is spacious and functional, featuring 40mm black marble-look laminate counter tops, a Westinghouse wall-mounted oven, glass-top cooktop and an integrated stainless steel dishwasher for easy cleaning. Plentiful cabinet storage ensures practicality for family living. Updated laundry with plenty of storage.

Four well-sized bedrooms are carpeted, master with walk in robe and private ensuite. The bedroom four with double doors as a potential study or home office.

Both bathrooms are immaculately presented in their original finish with sparkling white tiles, spindle tap ware and ample vanity storage. The main bathroom includes a tiled hob bathtub perfect for relaxation.

For any further questions please contact your Area Specialist – Art Sudharm on 0403 571 245. There is an Art to buying.

### Property Specifications

Federation-inspired design with Queenslander verandah and pitched gable roof

Rooftop solar panels water tank and covered entertainers' pergola

Split systems in living and dining zones, bamboo floors

Spacious kitchen with ample storage marble-look counters and dishwasher, updated laundry

Four bedrooms - main with walk-in robe and ensuite

Prime parkside location, opposite reserve, near schools, beach and local shops

For more Real Estate in Aspendale Gardens contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.