

**13 Stanfield Drive, Wandana Heights, VIC, 3216**



**House For Sale**

Wednesday, 20 November 2024

13 Stanfield Drive, Wandana Heights, VIC, 3216

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Views, space and self-contained lower level

Suitable for all kinds of families, this elevated property is built to last with quality finishes throughout. Over two levels its flexible floor plan provides the option to set up with 5 bedrooms and 3 living areas OR for the large family you could even utilise as a 6 bedroom property. The lower level could be conveniently used as its own spacious living quarters suitable for extended family, can blend with the upper level floor plan or could even be used as a quiet and separate work from home studio/space.

Sitting on a 951m<sup>2</sup> block it is perfect for those with lots of toys : a boat, caravan, trailer AND two additional vehicle's will sit to the side of double garage, most of these will be secured behind the lockable gate. There is a massive under house storage area for all the camping or trade equipment. The show piece balcony which can be completely closed in with weatherproof blinds has an outdoor kitchen area and provides views from Torquay, across to the Mornington Peninsula, past the Melbourne city skyline and across to the west side of Corio Bay. Additional features include

- ☒ Timber cabinetry and stainless-steel appliances to kitchen (2 x Miele wall oven, 900mm 5-burner gas cooktop, Miele dishwasher)
- ☒ Heritage features throughout
- ☒ Open plan living/kitchen dining with solid timber flooring, leading to main balcony
- ☒ Formal lounge/dining room with feature mantal and gas fire place
- ☒ Master bedroom featuring balcony access, walk-in robe and luxurious ensuite complete with bidet
- ☒ Two additional bedrooms with built-in robes on upper level
- ☒ Large family bathroom with full size bath
- ☒ Double garage with internal access
- ☒ Lower level with 2/3 bedrooms
- ☒ Lower level light and spacious living rumpus/office
- ☒ Large bathroom to lower level
- ☒ Double garage and secure side access for boat/caravan storage
- ☒ Ducted heating, evaporative cooling & split-system air conditioners x 4
- ☒ Solar panels
- ☒ Huge under-house storage area
- ☒ Rain water tank

This property is within walking distance to the Tim Hill Recreation Reserve and Wandana Heights riding/tracks. Highton Primary School, Christian College Campuses, Highton Village, Deakin University, the Epworth Hospital and the Ring Road are all close by. If you would like to arrange a private inspection, call 5292 8084.