

**140 Normanby Drive, Greenvale, VIC, 3059**

**NICOLE GERVASI**

**House For Sale**

Saturday, 16 November 2024

140 Normanby Drive, Greenvale, VIC, 3059

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Paul Gervasi  
0418313847

## **Poolside splendour with family dimensions**

A Cape Cod-style gem placed opposite acres of parkland, this turn-key entertainer promises smart and sophisticated living, emphasising space, versatility, and family practicality throughout.

Its ultra-wide frontage affording a memorable street stance, a function-minded plan sprawls over two impressive levels, with a luxe upper master boasting walk-in and built-in robes, a window-side sitting space, and chic dual entrance central bathroom with a twin-basin marble vanity, double shower, and soaker bath. Built-in robes enhance two additional, upstairs bedrooms and a quiet lower guest, while a lofted rear retreat, served by excellent storage and a stylish, second bathroom, proves an ideal escape for teenagers.

Entwined while smartly distinct, fireside living/dining and casual family/meals spaces adjoin a kitchen fit for the most passionate of home chefs, with granite benches clever complements to extensive cabinetry and upscale ILVE/Bosch appliances. Extending hospitality credentials across all seasons, a skylit entertainer's pavilion offers a custom outdoor kitchen with mosaic splashback and mains-gas barbecue, spilling onto a merbau alfresco perfect for a peaceful coffee watching the rising sun. Hitting its stride in the height of summer, a self-dosing, solar-heated pool sits centre stage in a substantial backyard, accompanied by manicured greenery, a sizeable shed, and plentiful room for kids to play.

With a fitted study station catering for the home-based professional, highlights include ducted heating, split-system heating and cooling, new carpets, abundant storage, a full-size laundry, double garage with through access to yard, and zoning for acclaimed St Carlo Borromeo Primary, Bethal Primary, and Greenvale Secondary College. Parks, sporting fields, and the local creek trail further the area's family allure, with revered Aitken College, the 484 and 543 bus, Greenvale Shopping Centre, Barrymore Road eateries, lively Mickleham Road, arterial Tullamarine Freeway, and Melbourne Airport all nearby.

Land size: 741sqm (approx.)