

**16 Royal Spoonbill Loop, Wallan, VIC, 3756**



**House For Sale**

Monday, 28 October 2024

16 Royal Spoonbill Loop, Wallan, VIC, 3756

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## **SPACIOUS MODERN FAMILY LIVING WITH PREMIUM FEATURES**

This stunning, nearly new residence offers unparalleled comfort and space, ideal for a growing family. Nestled on a substantial 680m<sup>2</sup> block, the property showcases an impressive 5 meter wide side access, perfect for securely parking extra vehicles, trailers, or even a boat. The standout 3-car garage not only provides ample space for vehicles but also includes a convenient drive-through roller door to the rear, making outdoor access seamless.

Inside, the home is designed to meet every modern need with three distinct living areas, ensuring everyone has their own space to relax or entertain. A dedicated theatre room elevates family movie nights, while two separate studies cater to those working from home or needing extra study areas. This flexibility in layout ensures the home is as functional as it is stylish.

The modern kitchen, featuring sleek finishes, ample storage, and a spacious walk-in pantry, perfect for keeping everything organized and within easy reach. Hardwood floors flow through the main walkways, adding an elegant touch, while plush carpeting in the bedrooms and living areas ensures comfort and warmth underfoot.

Each of the four generously sized bedrooms is outfitted with walk-in robes, offering ample storage for clothes and accessories. Double-glazed windows throughout the home enhance energy efficiency and provide superior soundproofing. Temperature control is never an issue, with refrigerated cooling and gas ducted heating ensuring year-round comfort, no matter the weather. A well-placed powder room downstairs adds to the home's functionality, providing convenience for guests.

At less than a year old, this home blends contemporary design, functionality, and comfort, all in a family-friendly neighbourhood. Whether you're entertaining in one of the expansive living areas or enjoying the flexibility of a large, versatile block, this property offers an exceptional opportunity for those seeking a refined lifestyle with modern conveniences.