

# 39 Grampian Boulevard, Cowes, VIC, 3922

## House For Sale

Friday, 30 August 2024



39 Grampian Boulevard, Cowes, VIC, 3922

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Maree Malloy  
0359523922

## Immaculate Family Home in Desirable Cowes Location

Welcome to this exceptional 4-bedroom family residence, perfectly situated in the sought-after Whytesands Estate. This stunning home meets the modern family's lifestyle needs and is positioned near the walking track that allows for an easy stroll to the safe, north-facing bay beaches of Cowes and the Anderson boat ramp.

Set on a generous 540m<sup>2</sup> allotment, this immaculate property features a spacious double garage with internal access. The expansive master bedroom serves as a luxurious parents' retreat, complete with its own air conditioning unit, ceiling fan, a full walk-in wardrobe and a sleek ensuite featuring a large shower. Three additional generously sized bedrooms provide ample space for family and guests.

The heart of the home is the open plan kitchen, dining & living area. The gourmet kitchen boasts elegant stone benchtops, a high-quality 900mm oven, and stainless-steel appliances. The dining area opens onto a large, covered alfresco space, perfect for outdoor entertaining, while the living area has sliding door access to the rear yard and is equipped with an air conditioning unit, providing year-round comfort.

A second living space offers a separate zone ideal for relaxation or entertaining, ensuring everyone in the family has their own space. The family bathroom is well-appointed with both a bath and a shower. Additional features include solar electricity, contributing to energy efficiency and sustainability.

Residents of the Whytesands Estate enjoy access to park areas with BBQ facilities, a basketball ring, and a flying fox, making it an ideal environment for family fun and outdoor activities.

Don't miss the chance to make this dream home your own. Contact Alex Scott & Staff Cowes at 5952 2633 to arrange your private inspection today!

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.