

**96 Mountain Gate Drive, Ferntree Gully, VIC, 3156**



**House For Sale**

Wednesday, 20 November 2024

96 Mountain Gate Drive, Ferntree Gully, VIC, 3156

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Stylish Living Meets Modern Functionality

Experience a home that masterfully combines modern style, functional spaces, and thoughtful renovations, perfectly suited to today's lifestyle. This light-filled property boasts three generously sized bedrooms and two stunningly designed bathrooms, offering a luxurious and practical retreat for families or professionals alike.

The main bathroom is a sanctuary of elegance, featuring striking terrazzo tiles on the floors and walls, a subway-tile feature wall, and a single floating vanity with a stone benchtop and brass fixtures. A freestanding bath completes the space, inviting relaxation after a long day. The secondary bathroom is equally refined, with floor-to-ceiling tiles, a built-in shower niche, a sleek single vanity, and modern black fixtures, seamlessly blending function with contemporary design. At the heart of the home lies the recently renovated kitchen, showcasing stone benchtops, an induction cooktop, an electric oven, an oversized sink, and a stylish finger-tile splashback. Sleek white cabinetry, paired with a practical dishwasher and a dedicated coffee bar within the dining area, makes this kitchen a dream for entertainers and busy households alike.

Living spaces are designed for flexibility and comfort, with a separate lounge, a dining area, and a spacious family room that boasts its own bathroom and direct access to the outdoors. Step out to the hardwood-decked pergola, perfect for alfresco dining or relaxing with friends and family.

This home is as practical as it is beautiful, featuring hardwood floors throughout, tiled kitchen and meals areas, evaporative cooling, and split system A/C. Solar panels provide energy efficiency, while a garage and gated driveway offer ample parking, with room to expand further if needed.

Nestled in a tranquil setting, this home offers the perfect balance of modern luxury and functional living, ready to be enjoyed by its next proud owners

### Features:

- 3 bedrooms
- 2 bathrooms
- Main bathroom features beautiful terrazzo floor tiles on three walls and floor and a subway tile feature wall also has a single floating vanity with stone benchtop and brass • fixtures and free standing bath
- The secondary bathroom has floor to ceiling large tiles, shower niche, single vanity and black fixtures.
- Central kitchen (renovated)
- Stone benchtops, induction cooktop, electric oven and oversized sink
- Dishwasher and sleek white cabinetry with featured finger tile splashback
- Coffee bar in dining space
- Separate Living
- Separate Dining
- Large family room with bathroom and access to pergola
- Hardwood decking under pergola perfect for alfresco dining
- Off street driveway parking (Room to add more)
- Vehicle access gate
- Single car garage
- Solar panels (x16)
- Hardwood flooring
- Light and bright home
- LED downlights whole through the house
- Evaporative cooling
- Split system air conditioning/heating x2
- Tiles in kitchen and meals area

### Location:

Located in the heart of Ferntree Gully, 96 Mountain Gate Drive offers a blend of convenience and lifestyle amenities. Residents can enjoy a leisurely walk to HV Jones Reserve, approximately 500 meters away, providing access to recreational facilities and green spaces. The nearby Mountain Gate Shopping Centre caters to daily needs with a variety

of retail and dining options. Families will appreciate the proximity to Mountain Gate Primary School, ensuring easy school commutes. For outdoor enthusiasts, Tim Neville Arboretum and Dobson Park are within walking distance, offering serene environments for relaxation and activities. Additionally, Ferntree Gully Train Station is easily accessible, facilitating straightforward travel to Melbourne's CBD and surrounding areas.

Onsite Auction Saturday 14th of December at 12pm