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Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 8932.60

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

March quarter 2017: \$701,000

Live a wonderful family lifestyle, where stylish indoor and outdoor living is at the heart of this stunning home. Situated on 2.2 acres (approx) of sprawling lawn and stunning landscaped gardens, the genuine sense of space immediately evokes tranquillity. Step inside and discover that no stone has been left unturned in this quality renovation, with a pleasing garden aspect from every room. The sleek contemporary kitchen is equipped with Miele appliances including induction cooking, dishwasher, stone benches, glass splash back and a walk in butlers pantry. The privately zoned master suite has walk in and built in robes and a hotel quality ensuite complete with double vanity and walk in shower. A welcoming fireside lounge is ideal for formal occasions, plus the casual meals and family room open out to a stunning deck with stone pillars and water feature creating the ultimate in alfresco entertaining. The flexible floor plan has the second bedroom complete with its own walk in robe and ensuite, ideal for in laws, teens or guests. Two additional bedrooms are serviced by the centrally located family bathroom. The expansive, fully fenced landscape blends mature trees, meandering paths, garden arbour, fruit trees and clever planting, creating a timeless place for children to play and explore. Car enthusiasts and tradies will love the 4 car garage and convenience of an external access toilet. Appointments of the highest quality include hardwood flooring, ducted heating, air conditioning, down lights, walk in linen store, dual crossovers and much more. The location is a winner, close to Montrose village shops and cafés, quality schools including Billanook college, Edinburgh college, inspection will impress.

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2-4 Belfast Road, Montrose Vic 3765

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$701,000

House

X

Suburb

Montrose

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.