

Sold



20 Pioneer Dr, Maiden Gully



Immaculate family home in Maiden Gully!

The essence of a house you are seeking is how it 'feels' when you walk in.....this home is just that ...a 'home'.

The current owners are seeking to downsize, and will be sad to move from the home they have created. When they moved in, they upgraded the central heating to the most efficient unit on the market with a 6.9 energy rating, and incorporated a zoning system, meaning areas not being used can be isolated, and save on the operating expense .They upgraded the air cooling system by replacing the main evaporative unit, and ensured that all the in roof system was connected and working properly. A state of the art Solar system was installed, with a back up solar battery installed, for using in down times to save money. The hot water system was upgraded , doubling the capacity with two storage units (new). Outside, they had a verandah added to the east side, to cut down heat coming into the home, and also built the fantastic alfresco area you can see in the photos, with a painted concrete floor and individual sliding ground to ceiling metal fly wire screening. The whole back yard area has been painstakingly landscaped to produce a maintenance free attractive vista, where you don't even have to mow the lawn....high quality synthetic green lawn underfoot as you leave the alfresco area.Here they also installed the alfresco bar, and built in Super barbeque unit. Concrete featured retaining walls have

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Price	SOLD
Property Type	Residential
Property ID	50

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been added at the side of the house, as well as the front area to form the front access and to border the native and exotic garden. The front area has also been asphalted for all weather movement of vehicles.

To sum up..all of the work done adds up to well over \$150,000, with all the expensive units still under manufacturers warranty. Because this was to be the forever home, no expense or skimp on quality has been spared. So when you inspect this home, realize that what you can't see is powerful infrastructure components that you may have to pay for elsewhere.

Rarely do you find a home so well designed as this, with a large block, a spacious kitchen, dining, and entertaining area that is separate from the bedrooms wing.

The house incorporates a grand entrance, with a smaller formal lounge to the left and second dining area to the right as you enter.

Further along the beautifully tiled hallway leads to the main kitchen, dining and entertainment wing. The finish of all the cabinetry is superb and of high quality. The kitchen features a huge food preparation bench as part of good design. Beside the kitchen dining area there is a theatre room that easily doubles as entertainment space.

Double doors off this wing takes you to the vast alfresco area equipped with ceiling fans and a full sized BBQ range. There are handy retractable outdoor screens to keep the weather at bay.

The master bedroom includes a huge walk in wardrobe which leads to a hidden but spacious ensuite fitted with a built in spa bath.

There are two other sizeable bedrooms all with built in robes. There is ample provision to convert areas in the house to another one or two bedrooms..

Past all these bedrooms leads to the huge laundry space ..with so much extra cupboard space in here. The laundry leads to both the big double garage and the out door courtyard area.

This house is ideally suited to families with many children or even retirees looking to move to Bendigo and have a beautiful home in a peaceful and convenient location, or an IT couple able to combine good living and entertaining and work from home.

A huge driveway is easily accessed, and incorporates a sealed large parking area to the front of the house. This area also lends itself to a fabulous opportunity to create a magical garden of native trees and shrubs, or exotics as your taste takes you...

There is a garden shed at the side of the property too.

Do not miss out on the opportunity to view this home. Trying to find a house that sits on such a large open space in this area is near impossible, the block size

being 2363 sq metres..think about having a beautiful pool in your FRONT yard as a feature !

There is a bus stop too...less than 100 metres away...the area is surrounded by beautiful homes, and wide streets.

Please ,call us....this opportunity will pass you by before you know it...inspect now. 1300 60 50 50 Speak to Ed or Xavier .

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