

## Berwick, 10 Palms Avenue

Architectural Elegance on a Corner Block —Luxe Double-Storey Living in Elite Berwick Locale

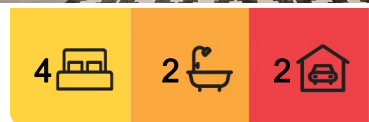
Commanding a prominent position in Berwick's prestigious Minta Estate, this near-new, architecturally designed residence delivers an inspired blend of contemporary sophistication, family functionality, and effortless indoor-outdoor living.

Set on a prized corner block and framed by immaculate landscaping and an eye-catching modern facade, this luxury double-storey home is crafted for discerning buyers seeking premium quality, space and style in one of the South East's most desirable neighbourhoods.

Step through the welcoming entry and into a light-filled sitting room —the perfect space to greet guests or enjoy quiet moments. Further inside, the open-plan kitchen, dining and family areas form the heart of the home. The sleek modern kitchen comes complete with quality appliances, ample storage, a walk-in pantry, and a central island bench - perfect for



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**For Sale**  
\$849,000 to \$919,000 AUCTION THIS SATURDAY AT 3PM!

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**Contact**  
**Param Jandawar**  
0470 119 691  
[param.dandenong@ljhooker.com.au](mailto:param.dandenong@ljhooker.com.au)  
**Esmail Namdar**  
0498 577 554  
[esmail.namdar@ljhooker.com.au](mailto:esmail.namdar@ljhooker.com.au)

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casual dining or entertaining.

Sliding doors from the family room lead out to a covered outdoor room, ideal for year-round alfresco living and dining, all framed by easy-care landscaping.

Upstairs, a central leisure area provides a fantastic second living zone - ideal as a kids' retreat or media space. Four well-sized bedrooms offer plenty of room for the whole family. The luxurious master suite includes a walk-in robe and a private ensuite with dual vanities. The remaining three bedrooms each feature built-in robes and share a stylish central bathroom and separate toilet.

Key Features Include:

- Immaculate, near-new presentation with quality modern finishes
- Four generously sized bedrooms designed for comfort and privacy
- Two sleek, fully appointed bathrooms plus a guest powder room
- Multiple living zones
- Open-plan kitchen with top-quality kitchen appliances and walk-in pantry
- Expansive master suite featuring a walk-in robe, stylish ensuite, and dual vanities with separate toilet
- Seamless indoor-outdoor flow from the dining area to the alfresco space
- Soaring high ceilings enhance space and natural light
- Well-equipped laundry with built-in cabinetry and outdoor access
- Low-maintenance gardens with a covered outdoor room perfect for year-round entertaining
- Solar panel system for improved energy efficiency and lower electricity costs
- Ducted heating and split-system air conditioning for year-round climate comfort
- Double garage with both internal and external access

Positioned in the heart of the prestigious Minta Estate, this home enjoys unrivalled access to an array of lifestyle conveniences. Families will appreciate the proximity to sought-after schools including Grayling Primary, Kambrya College, Hillcrest Christian College, and St Francis Xavier College.

Weekends are effortlessly enjoyed with lush parklands, scenic walking trails, and state-of-the-art playgrounds just steps away. Shopping is a breeze with Eden Rise Village and an array of local cafés and services nearby, while commuters benefit from easy access to Berwick and Officer train stations and the M1 freeway.

10 Palms Avenue, Berwick is the complete package —space, style, and a lifestyle address to match. Whether you're upsizing, investing, or buying your forever home, this is a rare offering that simply won't last.

Inspect today and fall in love.

DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such.

No liability is accepted for any inaccuracies or omissions in the details or dimensions



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represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

## More About this Property

<b>Property ID</b>	8PXHWR
<b>Property Type</b>	House
<b>Land Area</b>	366 m2

### Param Jandawar 0470 119 691

Licence estate agent | [param.dandenong@ljhooker.com.au](mailto:param.dandenong@ljhooker.com.au)

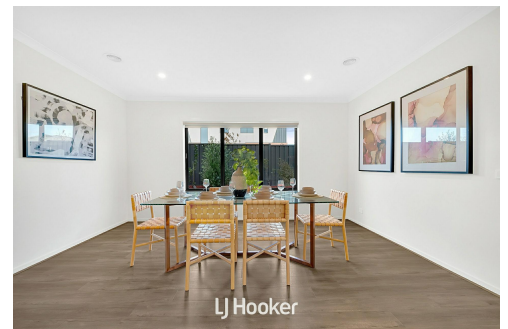
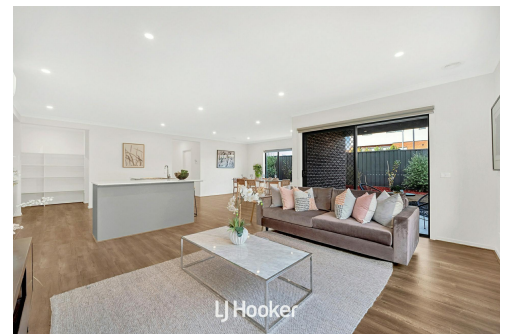
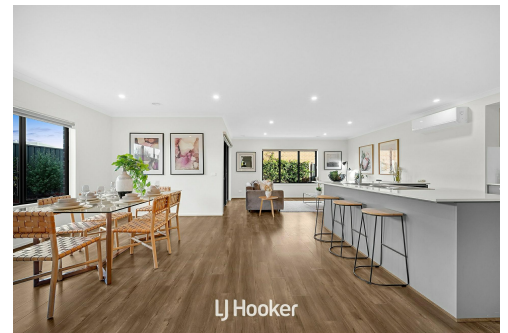
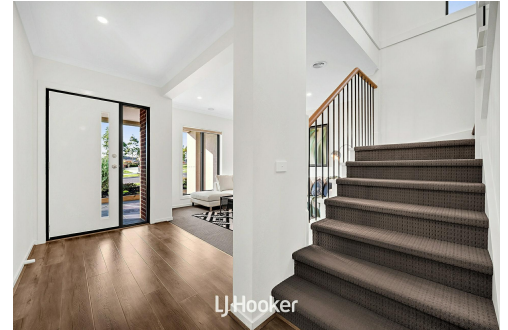
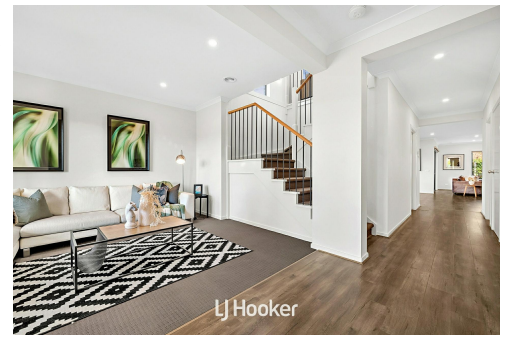
### Esmail Namdar 0498 577 554

Licensed Estate Agent | [esmail.namdar@ljhooker.com.au](mailto:esmail.namdar@ljhooker.com.au)

### LJ Hooker Dandenong City (03) 9877 9750

347 Lonsdale Street, DANDENONG VIC 3175

[dandenong.ljhooker.com.au](http://dandenong.ljhooker.com.au) | [dandenong@ljhooker.com.au](mailto:dandenong@ljhooker.com.au)



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