

11 Yaldara Drive, Berwick

Grand Family Living with Poolside Entertaining!

Statuesque and exceptionally private, the magnificence of this French Provincial-inspired residence is further elevated by its prime position on a generous 709sqm (approx.) allotment. Enjoying a park-front aspect at the entrance and million-dollar views from the rear verandah, this expansive double-storey home delivers outstanding family comfort, enviable entertaining appeal and superb lifestyle flexibility.

A welcoming foyer introduces a thoughtfully designed floorplan, offering both privacy and connection. The ground level features a formal lounge and separate living room - ideal for hosting guests - while the rear opens into a sun-filled family and dining domain, adjoining a spacious kitchen equipped with excellent bench space, a walk-in pantry and breakfast bar seating. Sliding doors extend to the wide verandah, creating a seamless indoor-outdoor flow for relaxed gatherings, weekend barbecues and uninterrupted elevated views.

A dedicated study on the ground floor provides versatility for remote work or can easily serve as a fifth bedroom. A well-sized rumpus positioned beside the pool allows children to play freely while remaining in sight - a highly functional family advantage.

4 2 2

FOR SALE
\$1,900,000 - \$1,950,000

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Upstairs, the accommodation is superbly arranged. The generous master bedroom includes a spacious walk-in robe and private ensuite, while three additional bedrooms with built-in robes are serviced by a stylish bathroom and separate toilet. A central retreat offers a quiet breakout zone for homework, reading or relaxation.

Outside, the inviting in-ground pool and spacious lawn area offer endless enjoyment for children and adults alike - perfectly suited to summer entertaining and active family living.

This premium address sits moments from Berwick Village shops, transport links, vibrant dining and the scenic Wilson Botanic Garden, offering walking trails, lookouts and peaceful outdoor recreation.

Key Features:

- 709sqm (approx.) allotment offering privacy and presence
- Park-front property with picturesque frontage
- Million-dollar view in Berwick
- Four generously sized bedrooms plus ground-floor study / optional fifth bedroom
- Multiple formal and informal living zones across both levels
- Spacious family, dining and kitchen hub with walk-in pantry
- Expansive verandah for effortless outdoor entertaining
- Fully fenced in-ground pool ideal for summer enjoyment
- Heating: YES
- Cooling: YES
- Double garage with internal and external access

This exceptional residence offers a lifestyle of comfort, flexibility and year-round enjoyment - a true family haven in one of Berwick's most desirable settings.

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 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 DETAILS

Property ID	9AQHWR
Property Type	House
Land Area	710 m2

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Owner/ Principal | rpaykari.dandenong@ljhooker.com.au

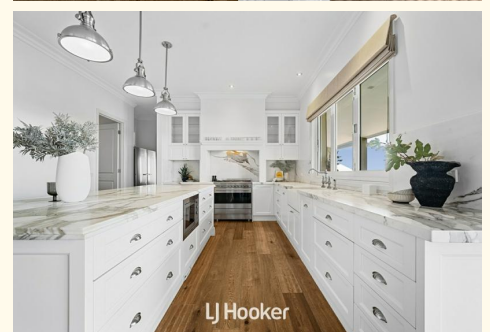
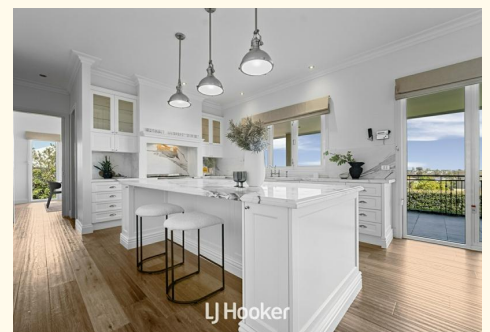
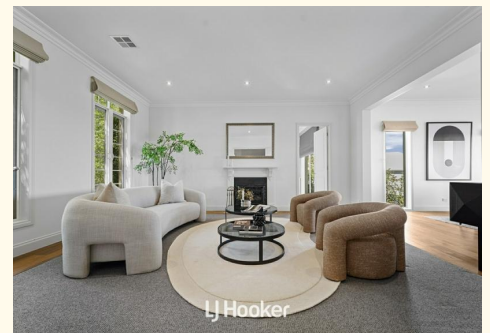
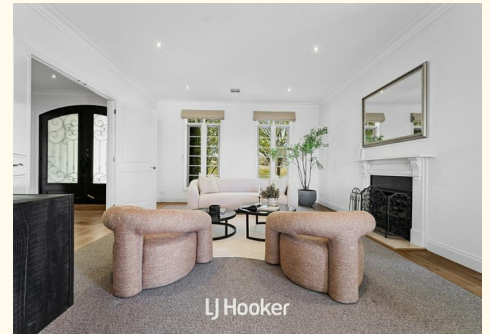
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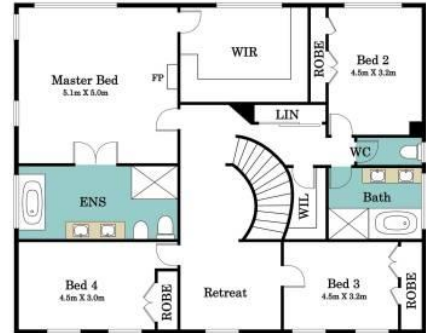
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Ground Floor



First Floor



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* Dimensions are approximate and for illustrative purposes only