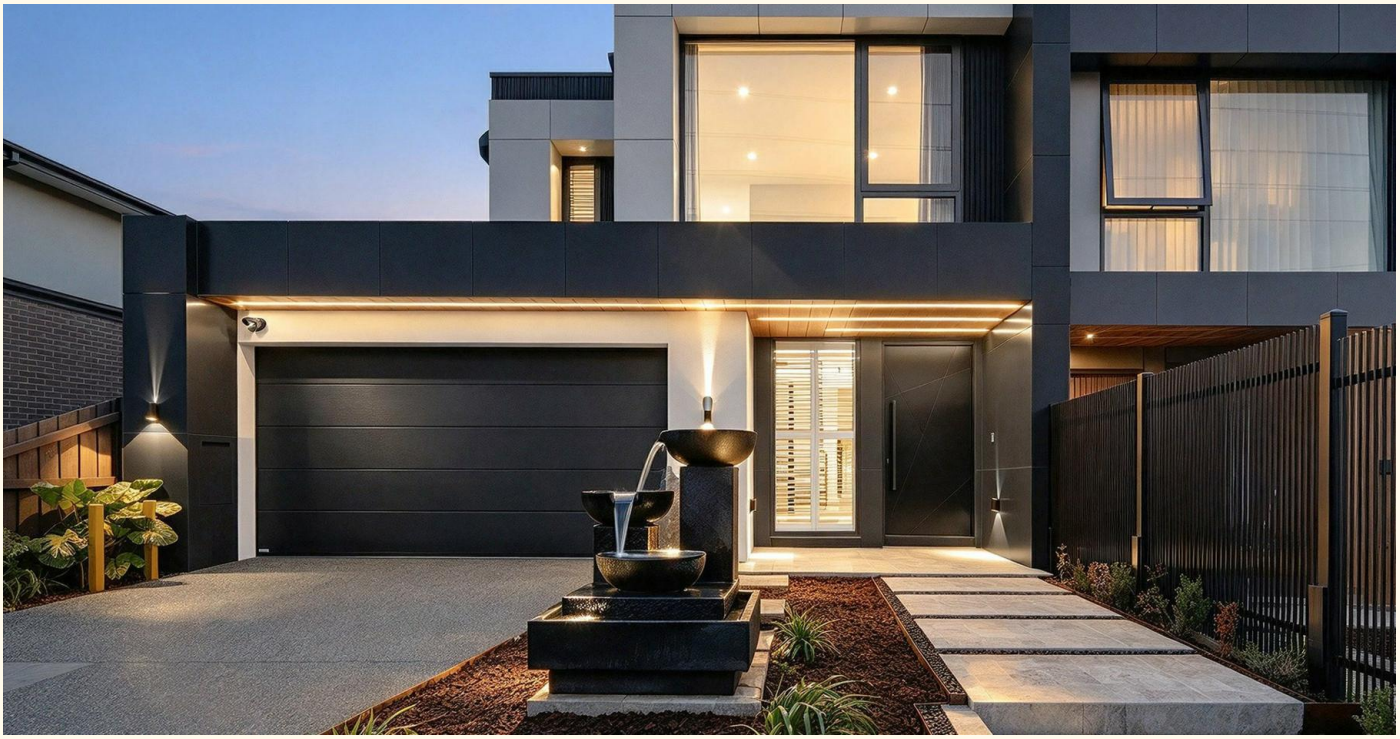








181a High Street, Berwick

A Grand New Benchmark for Luxury Family Living in Berwick

Brand new and impressive in both scale and design, this exceptional residence delivers a sophisticated family lifestyle across two expansive levels. Beautifully appointed throughout, the home combines up to five bedrooms, dual master suites, multiple living zones, premium technology and resort-inspired outdoor entertaining to create an outstanding environment for modern and multi-generational family living.

The home's generous proportions are immediately apparent, with expansive interiors providing an effortless balance between open family connection and private retreat. Elegant herringbone solid timber flooring adds warmth and sophistication downstairs, while luxurious carpeting enhances the comfort of the upper level.

At the heart of the home, the impressive open-plan living and meals domain provides a spectacular setting for everyday life and entertaining. The beautifully appointed kitchen features a substantial island bench, excellent storage and a generous butler's pantry, together with one Miele integrated fridge and one freezer, a Bosch integrated coffee machine, and dual gas and induction cooktops to the main kitchen.

4 3 2

FOR SALE
$1.89M - $1.9M Private Inspection Available!!!

VIEW
Sat 21st Nov @ 11:30AM - 12:00PM

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Interested parties must rely solely on their own enquiries.

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Exceptional flexibility continues with a spacious fifth bedroom/family room, adaptable as additional accommodation, a guest room or private living zone. Also on the ground floor, the generous master suite features a walk-in robe and private ensuite, making it particularly well suited to extended family or those seeking ground-floor accommodation.

Upstairs, a substantial retreat creates another inviting living zone. The second master suite includes its own walk-in robe and private ensuite, while the additional bedrooms offer excellent robe storage and are complemented by the central family bathroom. A dedicated study nook provides a practical space for study, homework or working from home.

An impressive selection of technology and comfort features further elevates the home, including a Bosch security alarm system, Dahua security camera system with TiOC cameras, ducted vacuum system, smart system for all house lighting, and refrigerated heating and cooling. The living area also has all cabling ready for a sound system, providing further scope to personalise the home's entertainment experience.

Outdoor living is equally impressive, with a generous pergola and alfresco area overlooking the private swimming pool. Provision cabling is in place for two electric ceiling heaters for the alfresco, together with provision for gas and water for a future barbecue area and alfresco, creating excellent potential for year-round outdoor entertaining.

Practicality is completed by a dedicated laundry, multiple powder rooms, excellent storage and a double garage with internal access.
Key Features:

- Brand-new luxury family residence
- Up to five bedrooms with dual master suites
- Multiple living zones plus upstairs retreat and study nook
- Herringbone solid timber flooring and luxurious carpeting
- Contemporary kitchen with substantial island and butler's pantry
- One Miele integrated fridge and one freezer
- Bosch integrated coffee machine
- Dual gas and induction cooktops to main kitchen
- Refrigerated heating and cooling
- Smart system for all house lighting
- Bosch security alarm system
- Dahua security camera system with TiOC cameras
- Ducted vacuum system
- Living area cabling ready for sound system
- Pergola, alfresco entertaining and private swimming pool
- Provision cabling for two electric ceiling heaters for alfresco
- Provision for gas and water for future barbecue area and alfresco
- Double garage with internal access

Perfectly positioned in a sought-after Berwick setting, the home enjoys convenient access to Nossal School, Minaret, Brentwood and Berwick Park schools, with Berwick Hospital nearby. Berwick Village, shopping, dining, parklands and public transport are also within easy reach, while major road connections provide convenient access throughout Melbourne's south-east.

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

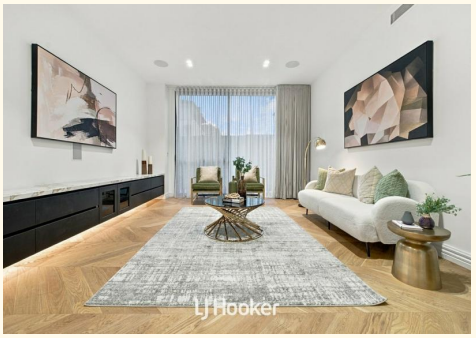
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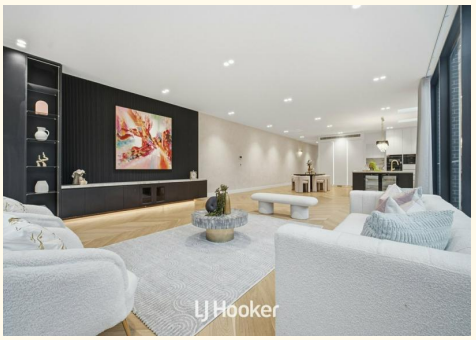
omissions in the details or dimensions represented.
As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

MORE DETAILS

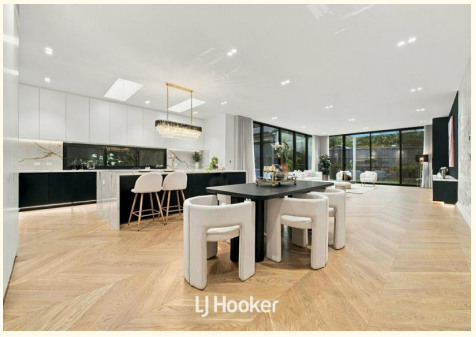
Property ID	AC4HWR
Property Type	House
Land Area	487 m2









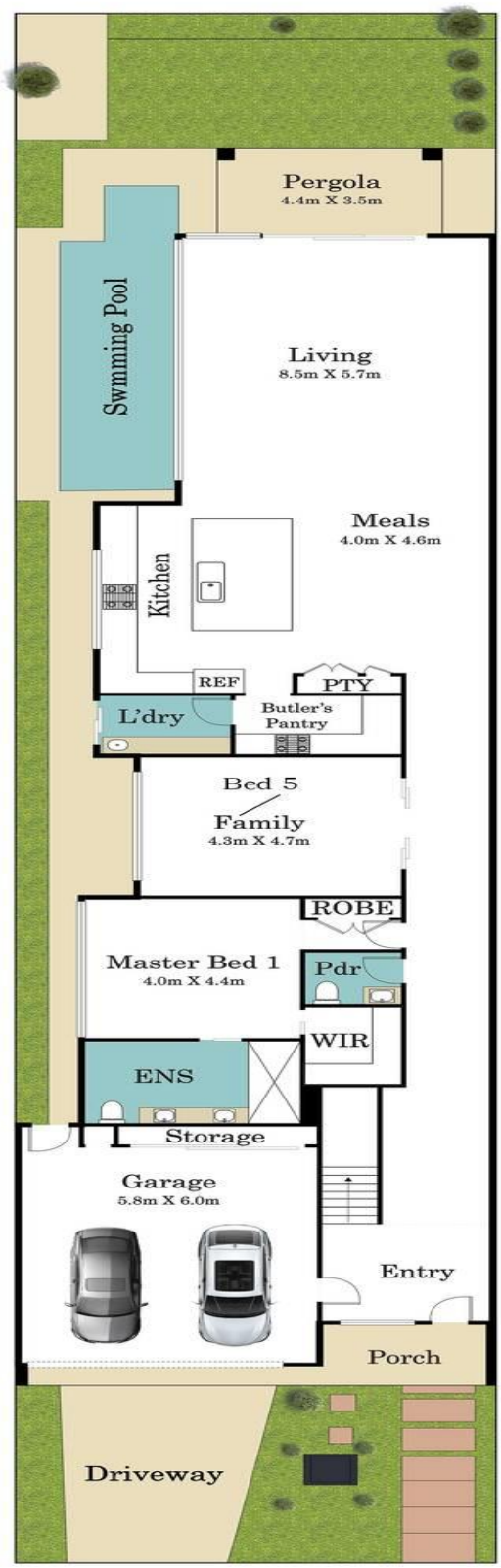


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Ground Floor



First Floor



Total Bulinding Area = 297 m²

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