



33 Praiano Avenue, Berwick

Sophisticated Living in a Premium Minta Setting




Tucked away in the highly desirable Minta Estate of Berwick, this beautifully crafted near-new residence delivers a perfect blend of style, comfort, and practicality-ideal for modern family living.

Making a striking first impression, the home showcases a bold street presence, expertly built by Simonds Homes. Its contemporary facade features clean architectural lines, a sophisticated colour palette, and a seamless mix of quality materials.

Designed with both functionality and entertaining in mind, the thoughtfully planned layout includes a separate formal lounge-perfect for hosting guests or relaxing in peace-alongside a spacious open-plan living and dining zone that flows effortlessly outdoors.

At the heart of the home, the stunning kitchen combines elegance with everyday usability. Featuring sleek stone benchtops, contrasting cabinetry, and a premium 900mm dual-fuel oven, it's a space that will delight any home chef.

Upstairs, a versatile rumpus area provides an additional living retreat, complemented by four generously sized bedrooms with built-in robes,

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FOR SALE
\$950,000 to \$1,030,000

VIEW
By Appointment

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 **LJ Hooker**

a stylish central bathroom, and a separate toilet for added convenience.

The expansive master suite is a true sanctuary, offering a luxurious, hotel-inspired feel complete with a large walk-in robe and a private ensuite boasting a spacious rainfall shower.

Outside, the low-maintenance backyard is beautifully presented with fresh turf and secure Colorbond fencing. A covered alfresco area creates the perfect setting for outdoor dining and entertaining all year round.

Additional features enhance the home's appeal, including plush carpeting, neutral tones throughout, a downstairs powder room, a quiet study space, heating and cooling, a remote double garage, and recycled water.

Positioned for lifestyle convenience, the home is within walking distance to Grayling Primary School, the renowned CREST Education Precinct, Berwick Waters playgrounds, and Minta Hilltop Fantasy Playground. It also enjoys close proximity to Wulerrp Secondary College, Kambrya College, St Germain Central, Eden Rise Village, and easy access to the Princes Freeway.

Offering contemporary living in a prime location, this near-new home is ready for you to move in and enjoy. Enquire today to arrange your inspection.

Property highlights:

- Three flexible living zones, four robed bedrooms, study
- Stone kitchen includes 900mm oven and dishwasher
- Family bathroom with deep bath, rainfall ensuite to master
- Huge walk-in robe, built-in robes x 3, under stairs storage
- Laundry with outside access, downstairs powder room
- Entertainers' alfresco and pristine low-maintenance yard
- Remote double garage and driveway parking, full fencing
- Plush carpet' floating floors, dual roller blinds, stone vanities
- High ceilings, LED down lights, recycled water, heating/cooling

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 9TWHWR
Property Type House

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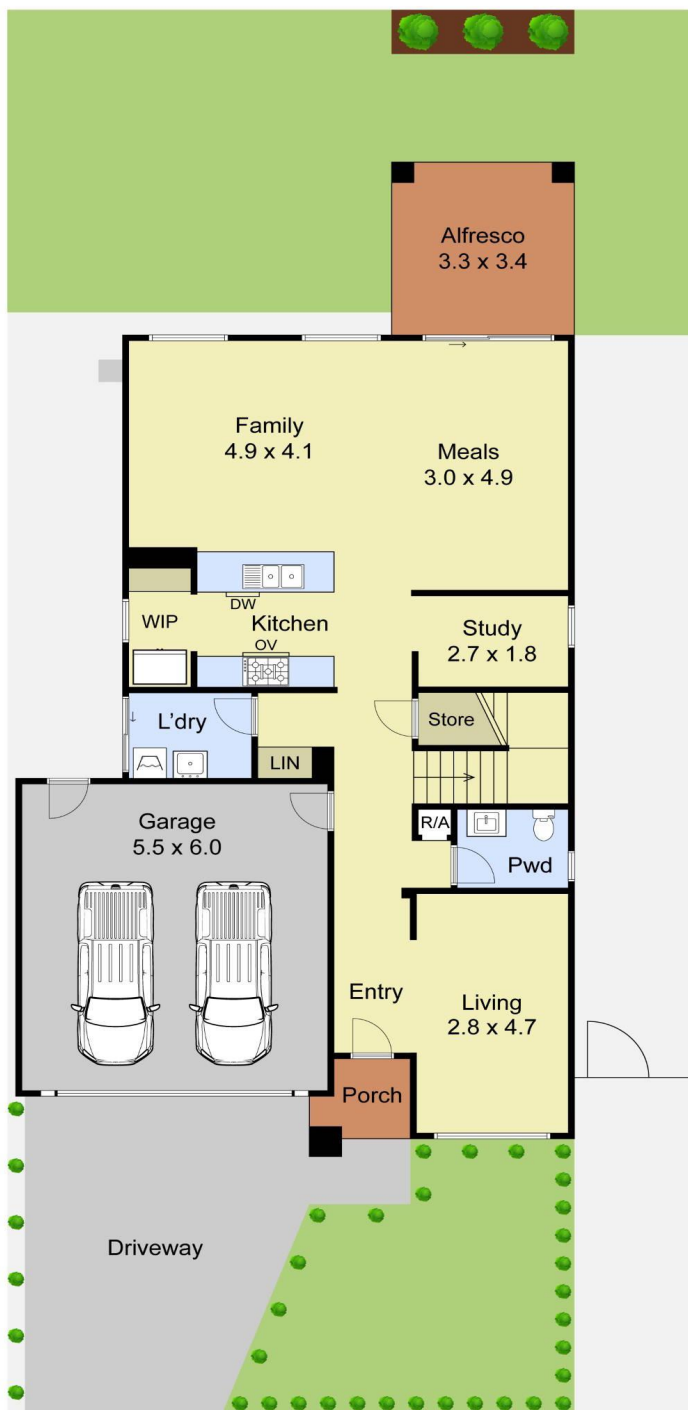
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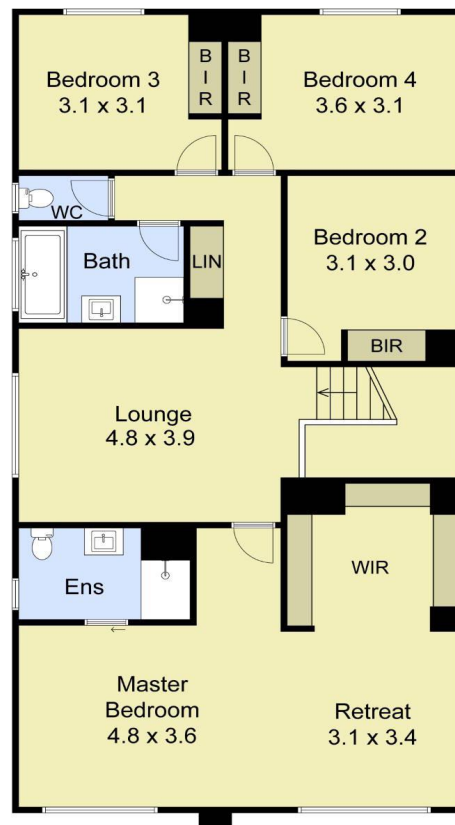
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Ground Floor



First Floor

0m 1m 2m 3m 4m 5m



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Ground Floor	-103m ²
First Floor	-130m ²
Garage	-33m ²
Porch	-2m ²
Alfresco	-11m ²
Total	-279m²

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