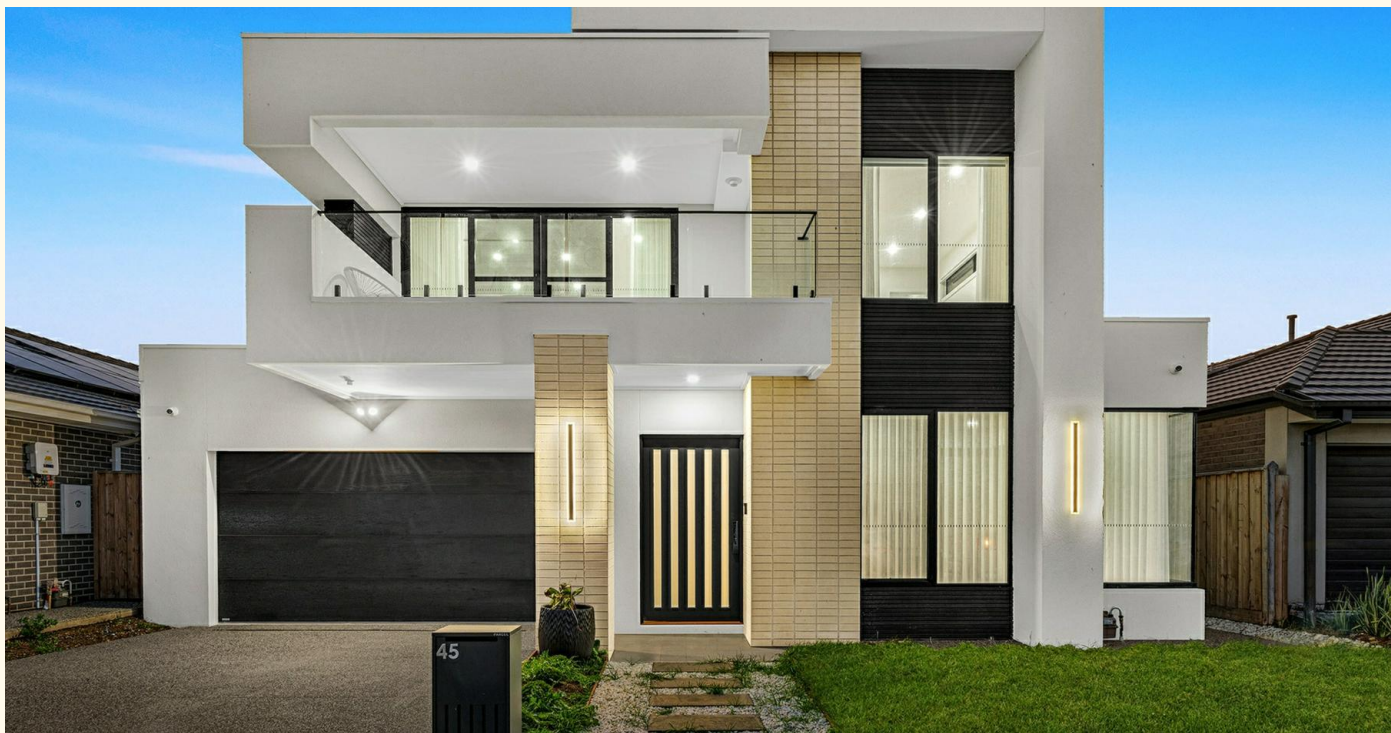




45 Somme Crescent, Berwick

Expansive Family Living Designed for Every Stage of Life

Commanding attention with its impressive proportions and refined architectural presence, this exceptional residence is a celebration of luxury, craftsmanship and intelligent design. Showcasing an expansive six-bedroom floorplan, multiple living zones and premium finishes throughout, this magnificent home has been created for those who appreciate grand-scale living without compromising on comfort, functionality or timeless style.

Behind its striking contemporary facade lies a thoughtfully planned floorplan where multiple living areas provide room for everyone to enjoy their own space while remaining connected. A generous front rumpus offers endless versatility as a formal lounge, home theatre or children's retreat, while the privately positioned ground-floor master suite, complete with a walk-in robe and ensuite, is perfectly suited for guests, extended family or independent living.

At the center of the home, the spacious open-plan family and dining area creates a warm and welcoming environment for everyday living. At the heart of the home, the designer kitchen is complemented by a fully appointed butler's kitchen, creating a seamless blend of style and practicality while offering exceptional space for entertaining and

6 5 4

FOR SALE
\$1,600,000 to \$1,700,000

VIEW
Sat 12th Sep @ 1:15PM - 1:40PM

AGENTS
Rohullah Paykari
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Bahroz Abbasi
0420 670 460
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

everyday living.

Sliding doors open onto the covered patio, extending the living space outdoors and providing the perfect setting for weekend barbecues, family celebrations or simply relaxing with friends.

The upper level has been designed with family comfort in mind, featuring a spacious retreat that flows onto a private balcony. The luxurious master suite offers a walk-in robe and private ensuite, while the remaining bedrooms are generously sized and serviced by beautifully finished bathrooms, providing privacy and convenience for every member of the household.

Combining impressive accommodation, multiple living zones and a functional family-focused layout, this exceptional residence delivers the perfect balance of style, comfort and versatility in one of Berwick's most desirable neighborhoods.

Key Features:

- Six spacious bedrooms, including two master suites with walk-in robes and private en-suites
- Five stylish bathrooms plus a guest powder room
- Multiple living zones across both levels
- Ground-floor master suite ideal for multi-generational living
- Upstairs family retreat with balcony access
- Open-plan family and dining area
- Designer kitchen complemented by a fully appointed butler's kitchen
- Reverse-cycle ducted heating and cooling throughout
- Covered outdoor entertaining area
- Well-appointed laundry with ample storage
- Double garage with internal and external access

Ideally positioned within the prestigious Alira Estate, this outstanding home is only moments from Alira Village, Eden Rise Shopping Centre, Heritage College, Nossal High School, Berwick Fields Primary School, Kambrya College, Casey Hospital, Federation University, Chisholm TAFE, parklands, public transport and convenient Monash Freeway access, placing every lifestyle amenity within easy reach.

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 A4VHWR
Property Type House

Rohullah Paykari 0423 649 553

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

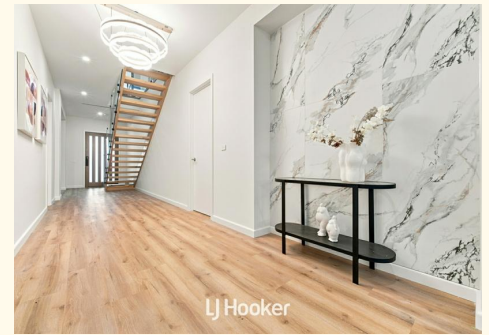
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Floor Plan

Ground Floor



First Floor



DISCLAIMER: THE FLOOR PLAN IS NOT TO SCALE; MEASUREMENTS ARE INDICATIVE AND IN METRES. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLAN SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

45 Somme Cres, Berwick VIC 3806



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