

## Narre Warren South, 3 Omars Place

### Grand Family Living with Space, Style and Flexibility

Perfectly positioned in a peaceful neighbourhood, this impressive residence at 3 Omars Place, Narre Warren South delivers a spacious and versatile layout ideal for modern family living. Thoughtfully designed with a stylish facade and spread across two expansive levels, this home offers multiple living zones, outstanding entertaining spaces, and generous accommodation to suit families of all sizes.

Step through the grand entry and be welcomed by a formal home theatre/lounge-ideal for cosy movie nights or a quiet retreat. The light-filled, open-plan family, meals, and dining areas form the heart of the home and are seamlessly connected to a stunning kitchen, featuring a large stone island bench, butler's pantry, walk-in pantry, premium appliances, and abundant cabinetry. A dedicated study and mudroom add practicality for growing families, while sliding doors open to a covered alfresco and lush backyard, perfect for entertaining guests or letting the kids and pets play freely.

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#### Auction

Sat 7th Jun @ 5:00PM

#### View

Sat 31st May @ 12:00PM - 12:30PM

#### Contact

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Upstairs, the well-considered layout includes four generously sized bedrooms. The master suite is a private sanctuary, complete with a walk-in robe and stylish ensuite. The remaining three bedrooms, each with built-in robes, are serviced by a central bathroom with a separate toilet. A spacious games room or rumpus adds an additional zone for relaxation, play, or a teen retreat.

**Key Features:**

- Four spacious bedrooms, master with walk-in robe & ensuite
- Multiple formal and informal living areas across both levels
- Versatile home theatre and upstairs games/rumpus room
- Designer kitchen with stone island bench, butler's pantry & quality appliances
- Dedicated study and practical mudroom
- Expansive open-plan living and dining flowing to alfresco
- Full-sized laundry and guest powder room downstairs
- Heating: YES
- Cooling: YES
- Prime location
- Covered outdoor entertaining area and low-maintenance backyard
- Double garage with internal access and extended driveway

Enjoy shopping and dining at the nearby Eden Rise Shopping Centre, and take advantage of nearby parks and sporting venues such as Wetlands Reserve, tennis courts, cricket and soccer clubs. Families will appreciate the close proximity to quality schools, including St Catherine's Primary School, Berwick Chase Primary School, and Xavier College Berwick. With easy freeway access, commuting to Melbourne's CBD is a breeze.

Whether you're hosting family celebrations, working from home, or simply enjoying a peaceful lifestyle, this stunning home delivers on space, functionality and style-an exceptional opportunity for modern family living.

**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.



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## More About this Property

|                      |        |
|----------------------|--------|
| <b>Property ID</b>   | 8KSHWR |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 476 m2 |
| <b>Including</b>     | Study  |

### Rohullah Paykari 0423 649 553

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

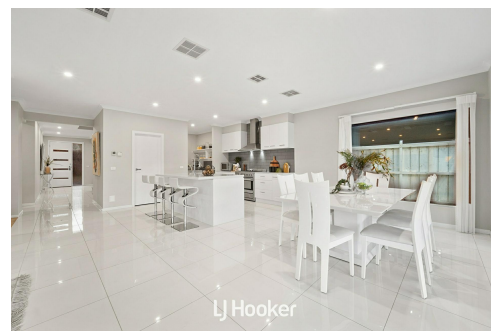
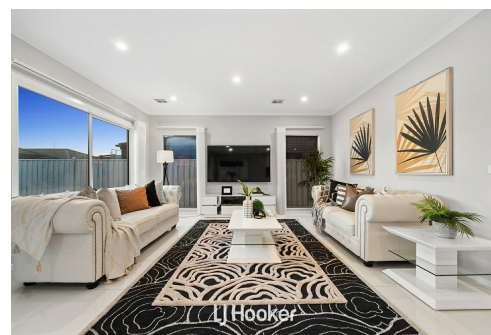
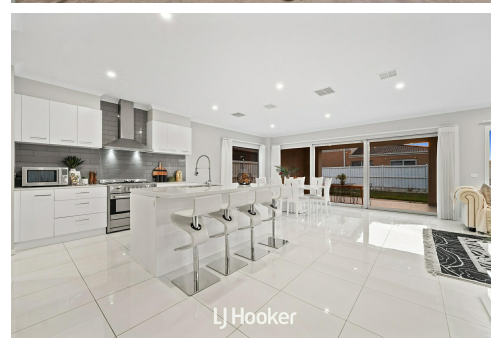
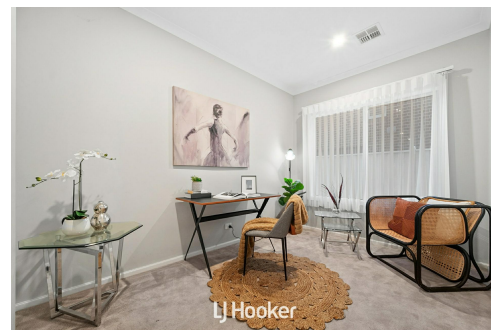
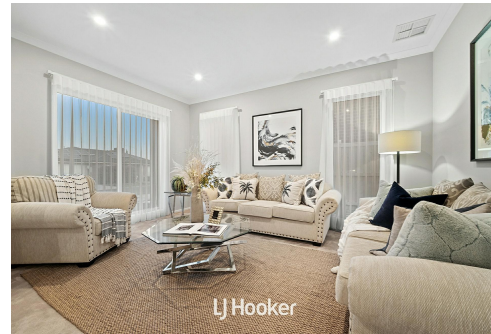
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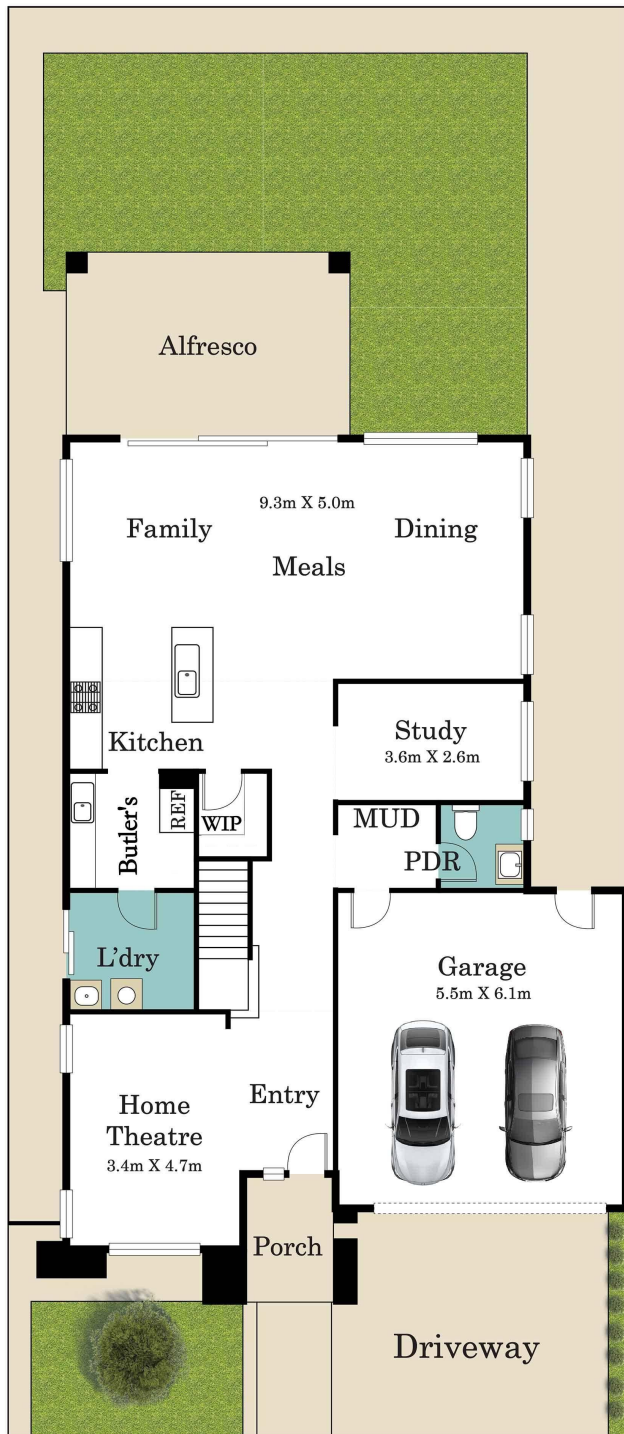
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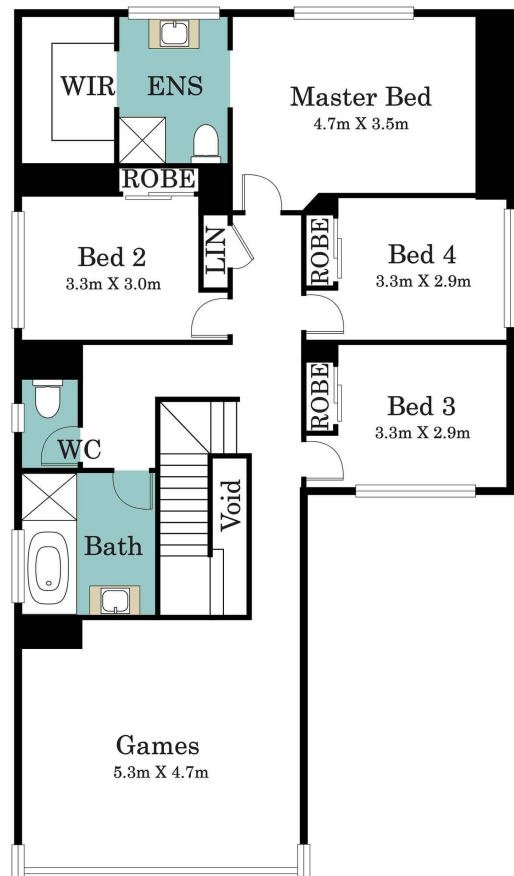
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## Ground Floor



## First Floor



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## 3 Omars Place, Narre Warren South

\* Dimensions are approximate and for illustrative purposes only



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