







3 Pridley Boulevard, Officer South

# Room for the Whole Family!

Set on a generous 572m² allotment in the highly sought after Kaduna Estate, this near new custom-built residence by Semore Homes showcases exceptional craftsmanship, premium finishes, and a thoughtfully designed layout for modern family living.

Spanning an impressive 43 squares and just under three years old, the home offers a versatile dual living configuration, perfect for multi-generational families or guest accommodation. A fully self-contained zone features its own private side access, complete with bedroom, bathroom, full kitchen, dining, and lounge, ensuring both comfort and independence.

The main residence boasts five spacious bedrooms and four beautifully appointed bathrooms, including a luxurious parents' retreat enhanced by an engineered oak daybed feature. A stunning upstairs library with a matching daybed creates an inviting space to unwind, while a downstairs powder room adds further convenience.

At the heart of the home lies a designer kitchen equipped with high end appliances, including dual pyrolytic steam ovens, a combination microwave oven, induction cooktop, and an expansive island bench. A butler's pantry and walk in pantry provide exceptional storage and functionality, seamlessly connecting to the open plan living and dining

6 5 2

**FOR SALE**
Please Call

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

areas.

Architectural highlights such as engineered timber flooring, feature wall panelling, a striking staircase void, skylights, and a barn door accent elevate the home's sophisticated aesthetic throughout.

Step outside to an exceptional indoor outdoor entertaining area, fully enclosed with electric blinds and centred around a wood burning fireplace, perfect for year-round enjoyment. The property also features fully landscaped, low maintenance gardens with an automated irrigation system, along with durable James Hardie fibre cement decking to both front and rear.
Additional features include:
· Oversized double garage with epoxy flooring and rear roller access
· Direct internal access to laundry from garage
· 13.2kW solar system and 3-phase power, ideal for EV charging
· Comprehensive home security system with Dahua surveillance cameras and 6TB storage.

Perfectly positioned this home offers easy access to Arena Shopping Centre, Heritage Springs Shopping Centre, Lakeside Square, John Henry and Bridgewood Primary Schools, local parks, sporting facilities, Cardinia Road Train Station plus enjoy the convenience of the M1 Freeway access being only a minute away.
This is a rare opportunity to secure a high end, move in ready home that combines luxury, flexibility, and cutting-edge convenience in one outstanding package.

Please note: Property details were accurate at the time of publication. Due to strong buyer demand, some properties may sell prior to scheduled inspections. We recommend confirming inspection times with the listing agent prior to attending.
















## MORE DETAILS

| | |
|---|---|
| Property ID | 1QF5FC9 |
| Property Type | House |
| Land Area | 572 m2 |
| Including | Outdoor Entertaining |
| | Secure Parking |
| | Fully Fenced |
| | Remote Garage |

**Jack Anning 0488 558 531**
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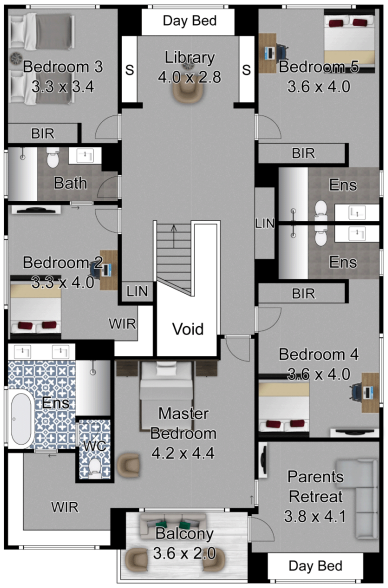
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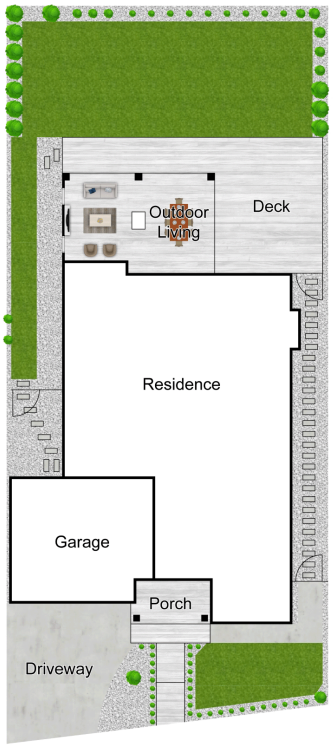
# 3 Pridley Boulevard, Officer South




Ground Floor




First Floor




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This drawing is for illustrative purposes only and while every effort has been made to maintain accuracy, prospective purchasers should check all information

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LJ Hooker