







46 Waterway Boulevard, Weir Views

Luxury, Space & Versatility - A Grand Family Home in the Heart of Weir Views

Welcome to 46 Waterway Boulevard, Weir Views, an exceptional Porter Davis-built residence delivering an impressive blend of luxury, space, and functionality. Spanning approximately 46.69 squares approx, this expansive five-bedroom, two-bathroom double-storey residence has been thoughtfully designed to accommodate modern living while providing multiple living zones and premium features throughout.

From the moment you arrive, the property makes a lasting impression with its fully landscaped front yard and strong street appeal. Stepping inside, you are welcomed by a grand entrance featuring a striking feature wall, setting the tone for the elegance and scale that continues throughout the home.

At the front of the home sits a dedicated theatre room, complete with built-in speakers, projector, and screen, creating the perfect space to enjoy movie nights from the comfort of home. Cleverly designed, this room also offers versatility with a robe hidden behind the projector, allowing it to function as an additional bedroom if desired.

5 2 2

FOR SALE
SOLD!!

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Adjacent to this is a private office space, ideal for those working from home or seeking a quiet retreat. With built-in robes, this room can also serve as another bedroom, providing flexibility for growing families.

Moving into the heart of the home, you are greeted by a stunning open-plan living, dining, and kitchen area enhanced by large windows that flood the space with natural light, creating a warm and inviting atmosphere. The designer kitchen is equipped with stone benchtops throughout, complemented by both a butler's pantry and an additional walk-in pantry, ensuring abundant storage and functionality for everyday living and entertaining.

For those who love to host, the home features an enclosed decked family entertaining area, seamlessly connecting indoor and outdoor living through bifold doors. A stacker door further opens to the beautifully landscaped, low-maintenance backyard, offering the perfect place to unwind, entertain guests, or simply soak in the sunshine. Natural tall hedges along the fence line provide excellent privacy and security, creating a peaceful outdoor retreat.

Enhancing the home's functionality is a dedicated multipurpose room, perfect for use as a rumpus, home gym, or additional recreational space, offering flexibility to suit a variety of lifestyle needs.

Upstairs, the private sleeping quarters feature four spacious bedrooms, all fitted with built-in robes, serviced by a central bathroom with a bathtub, an extended shower, single vanity, and separate toilet.

The luxurious master suite offers a true parents' retreat, complete with an extended shower, elegant bathtub, double vanity, and walk-in robe, along with a dedicated dressing room fitted with premium built-in cabinetry.

Additional features include:

• Downlights throughout

• Security alarm system

• Six security cameras

• Smart-operated roller shutters

• Evaporative cooling and ducted heating

• Two split systems (one downstairs in the living area/ one in the master bedroom)

• Electric fireplace in the living area

• Plantation shutters

• Side access gate

• Synthetic grass for low-maintenance living

• Two outdoor sheds

• Fully landscaped front and rear gardens
Combining luxury, scale, and versatility, this impressive family residence offers a lifestyle of comfort and convenience in the sought-after community of Weir Views.
You'll enjoy proximity to schools, shopping, parks, transport, and all essential amenities.

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Your Dream Home Awaits.

Call Yohanna Saad on 0423 523 061 for your private inspection.

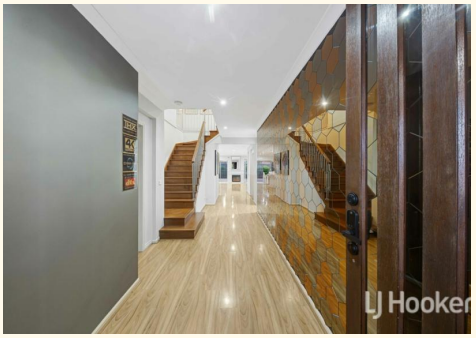
DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

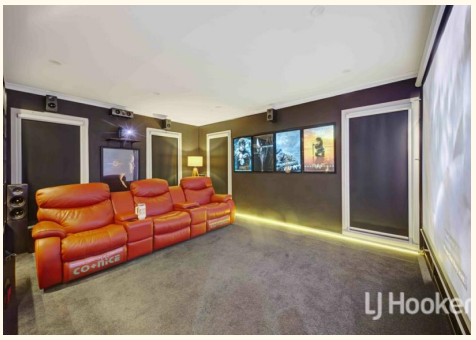
Please see the below link for an up-to-date copy of the Due Diligence Check List:

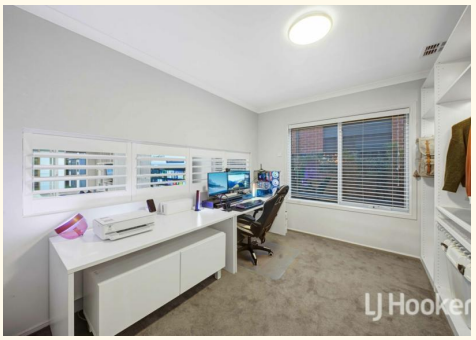
http://www.consumer.vic.gov.au/duediligencechecklist

MORE DETAILS

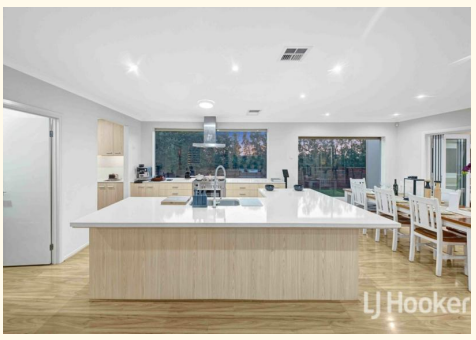
Property ID	RTGHWU
Property Type	House
House Size	46 m2
Land Area	599 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Heating
	Evaporative Cooling
	Toilets (3)
	Alarm
	Balcony
	Gym
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels











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Floor Plan



46 Waterway Blvd, Weir Views VIC 3338

Ground Floor

First Floor

*This floorplan is for illustration purposes only and no warranty is given to its accuracy.Purchasers are advised to carry out their own investigations.

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