



## 11 Carob Court, MANSFIELD, VIC 3722

Why Wait to Build? Move in Now!

Welcome to Luxury Living at 11 Carob Court, Mansfield!

Are you looking at building a brand-new home but overwhelmed by the thought of the hundreds of decisions, then waiting a year before you can move in, then there is the dust and extra time and money spent while you establish grass, gardens, and driveways!

Here's your solution - A modern brand-new home. The perfect combination of luxury living intertwined with creature comforts can be found at this stunning four-bedroom home at the end of an idyllic court on just over 805m<sup>2</sup> of beautifully landscaped land. Construction was just completed in 2022 with the home being brand new and still under warranty, while sparing no expense on high-end design choices and smart-home features, including a Google Home System, a doorbell camera & sound system, and a security camera that offers 24/7, free-of-charge cloud monitoring.

Fine finishes and thoughtful design choices throughout the home include quality flooring and window furnishings, the kitchens stone counters, chic cabinetry and modern appliances, create the ultimate environment to unleash your culinary creativity. Sweeping views of the terrace and large yard envelop the dining space, creating a hub for formal and intimate gatherings. Head outdoors to fully enjoy this picturesque

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P17450

**SALE DETAILS**

**850000**

**CONTACT DETAILS**

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**Tracey Shipley**  
0427 542 566

property with a large alfresco & outdoor dining area fit for a party overlooking the large level yard big enough to put in a pool and a shed (STCA).

The master bedroom has been designed with grace and sophistication allowing you a space to call your own. The impressive ensuite with floor to ceiling tiles and double vanity plus high-end finishes and spa-like touches adding to the zen atmosphere.

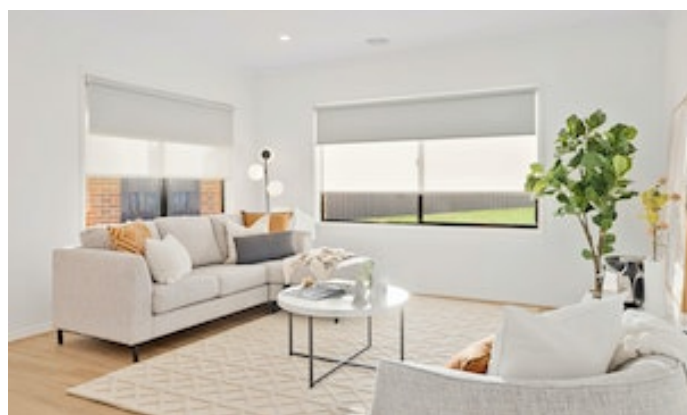
An inspection is sure to impress, so don't delay give us a call to find out more.

Features include:

- \* Brand new home still under builders' warranty
  - \* Stone benchtops to kitchen, bathroom, Ensuite and laundry
  - \* Floor-to-ceiling tiling in the ensuite bathrooms
  - \* Huge alfresco entertaining area with afternoon shade
  - \* Great open-plan kitchen/living/dining area
  - \* Walk-in butler's pantry
  - \* Upgraded 900mm gas stove cooktop & oven
  - \* Second living room
  - \* Quality flooring with vinyl timber hybrid flooring to all heavy ware areas.
  - \* Upgraded plumbing fixtures throughout, including dual shower heads in both the bathroom & ensuite
  - \* Massive Ducted 4-zone electric Actron central electric heating and cooling system
  - \* Upgraded lighting is found throughout the home, including pendant lighting
  - \* Ceiling fans to all bedrooms, second living room and Alfresco
  - \* Efficient Rheem solar hot water with instantaneous gas backup
  - \* 18 solar panel system with smart home wifi app monitoring has been installed to significantly reduce energy costs
  - \* Numerous parking options, both on the street and along the large driveway, as well as within the oversized upgraded 6.1x6.1m garage
  - \* Large wide 7.0m right side access next to garage, perfect to build the next shed, man cave or an additional carport
  - \* Large backyard with side access measuring 26.3m x 22.1m x 7.0m
  - \* Brand New, UV-sealed painted Concrete driveway and walkway paths around the perimeter of the property
  - \* An oversized, freshly painted, and UV-sealed concrete entertaining area.
  - \* Only 3 minutes to Mansfield High street via 1 easy road
  - \* Only 49 minutes to Mt Buller
- Land Area 805.00 square metres
  - Bedrooms: 4
  - Bathrooms: 2

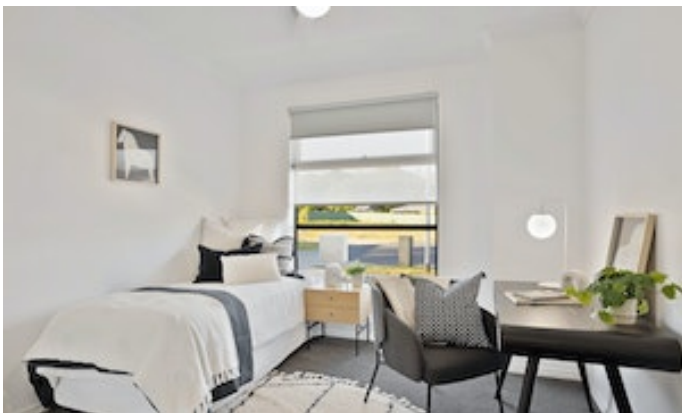
- Car Parks: 2
- Double garage















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**DISCLAIMER:** ALL DIMENSIONS ARE AN APPROXIMATE ONLY AND NO GUARANTEE IS GIVEN WITH RESPECT TO ACCURACY.



