

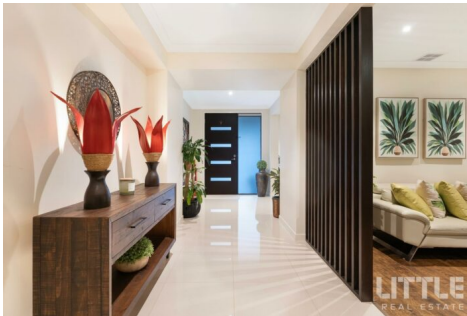
\$995,000 - \$1,075,000

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9 Mistover Grove OFFICER VIC



\$995,000 - \$1,075,000

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Experience Refined Elegance: A Contemporary Sanctuary in Exclusive Officer

A stunning expression of ultra-modern style, quality, and luxury, this wide-reaching 4 bedroom, 2.5-bathroom (plus study) home sets the standard in a serene Rise Estate pocket. Designed with passion by reputed builder Henley Homes, purpose, and precision over an amazing 38 squares of internal space, every low-maintenance element of this two-storey masterpiece will leave a lasting impression. This great property would impress anyone who inspects it.

Key Features: Downstairs Multiple Living Zones & Grand entrance will welcome you and your family/friends with warmth and luxury into a wide passageway. Flexible Formal Lounge or Office Room: A versatile room with ample space, ideal for remote work or can be converted to an additional sleeping quarters.

Gourmet Kitchen: A chef's delight featuring a stone island benchtop, SMEG 900mm cooktop, oven, rangehood & SMEG dishwasher, complemented by a butler's pantry and glass splash-back. Open plan living and dining areas extend to an alfresco space.

Outdoor Entertainment: Seamlessly merges into an elegantly crafted decked alfresco with backyard surely an entertainers dream and ideal place for young explorers with an unlimited imagination.

Upstairs Retreat & Master with retreat: A leisure area surrounded by four bedrooms, each with walk-in robes. The grand master suite boasts spacious dressing room and a luxurious ensuite.

Prime Location: A master planned community blending natural serenity with urban amenities, including schools, childcare, parks, and recreational paths. Moments from Hicks Reserve, Orchard Park Primary School, Officer Town Centre, and essential services.

Inclusions: Sophisticated Interiors: Raised ceilings, laminated timber flooring, tiles at the entrance, timber staircase, and LED downlights. Solar Panels, heating, and cooling. Featured timber screens to downstairs family / Theatre and Wooden stacker doors to alfresco.

- 4 large bedrooms with walk-in robes, main with twin-vanity ensuite, private retreat and additional robes
- Wide-reaching open-plan living and dining
- Stone-finished Smeg kitchen with an island bench, soft-closing drawers and plumbing for fridge
- Handy butler's pantry
- Home theatre
- Versatile study or ground-floor guest bedroom
- Roomy upstairs retreat
- Upstairs study nook
- Large laundry with ample storage and bench space
- Primary first-floor bathroom with a bath, walk-in shower, and stone-topped vanity
- Separate WC

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- Ground-floor powder room
- Substantial storage solutions
- Undercover alfresco deck attracting northeastern light
- Lush lawn, landscaped garden, water feature, and a paved perimeter
- Garden shed
- Ducted heating/cooling plus split-system heating/cooling
- Sleek floorboards and tiling
- Roman and roller blinds
- Timber-framed windows
- Central all-timber staircase
- Recessed LED down-lighting

Neatly nestled in family-friendly Rise, enjoy proximity to Officer trains, local parkland and Hicks Reserve Playground, childcare choice, Orchard Park Primary School, St Brigid's, Minaret College, St Margaret's Grammar, Arena Shopping Centre, and the Monash Freeway. Short Drive: To D'Angelo State Vineyard. With the promise of so much more to come in this fast-growing community, act quickly as this spacious sensation will be popular!

Please do not hesitate to contact Ange Lagogiannis directly on 0477 007 908 for further information or inspection times.

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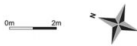
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Any person using this information should rely on their own enquiries.