

1/133 Graham Road, Viewbank, Vic 3084

Nelson Alexander

Townhouse For Sale

Thursday, 25 April 2024

1/133 Graham Road, Viewbank, Vic 3084

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



Monica Chen
0425449968



Nunzio Sulfaro
0394902900

Private Sale \$775,000

Positioned within a fantastic location, this charming 3-bedroom home beckons to families, first-time buyers, and astute investors alike. Its allure is elevated by excellent zoning, with both Viewbank College and Viewbank Primary just a stone's throw away. As you step inside, you'll find three bedrooms, each thoughtfully equipped with air conditioning for year-round comfort. Bedroom 1 features built-in robes (BIRs) for added convenience, and a central bathroom serves the household's needs, offering functionality and practicality. Natural light and timber flooring flood the main living areas, creating a welcoming ambiance. The L-shaped living, dining, and kitchen zone is a versatile space where you can relax, dine, and entertain. An air conditioning wall unit ensures year-round comfort, while ducted heating throughout ensures warmth during colder months. Conveniently accessible from the kitchen is the laundry, which also features a separate toilet, adding to the practical layout of the home. Outside, you'll find ample parking with a double carport and undercover play area, a fenced front yard and a shed, plus underground storage – perfect for tools, bikes, or other belongings. With just two on the block and no Body Corporate. A fantastic location with everything nearby sets the stage for an exceptional lifestyle. Price Park is a delightful retreat for outdoor fun with playgrounds and picnic spots. If you're feeling active, head to Viewbank Reserve for tennis or explore Banyule Flats for golfing and serene trails along the Yarra River. Convenience continues with Rosanna Village just moments away. Here, you'll find local shops, cafés, and Rosanna Station – your gateway to city travel. One stop down, bustling central Heidelberg awaits, boasting major supermarkets, Austin/Mercy Hospital, and Burgundy Street's shops and cafés. If you're looking for more, La Trobe University, Northland, and Westfield Doncaster are only a short drive away. Embrace the potential of this warm and inviting home, perfectly positioned for an enriched lifestyle. Whether you're planning for family comfort or seeking a solid investment opportunity, this property offers endless possibilities. Don't wait – make it yours today!