

# 1/14 Yarraleen Place, Bulleen, Vic 3105



## Unit For Sale

Wednesday, 29 May 2024

1/14 Yarraleen Place, Bulleen, Vic 3105

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 237 m2**

**Type: Unit**



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**\$1,550,000-\$1,650,000**

Celebrating a prestigious Bulleen location, this impeccably designed and expertly curated, brand new three-bedroom townhome presents three levels of uncompromised attention to detail and an effortless elevation of luxury and liveability. Presented in a quiet cul-de-sac with a desirable street front position, this designer home immediately impresses from its elevated vantage point, revealing crisp white interiors filled with abundant natural light underpinned by engineered blackbutt flooring. With dedicated lift access to all three levels, a flexible floorplan introduces open-plan family living and dining complemented by a superbly appointed stone entertainer's kitchen boasting gas cooktop, two-tone cabinetry, and breakfast bar. A wall of glass sliding doors flows to the private courtyard and decked alfresco entertaining, allowing for a wondering extension to the main living space. Sophisticated and luxurious accommodations present across two levels, with the choice of two master suites on either level comprising walk-in robes and full ensuites and a third generously set bedroom and central family bathroom with designer tile detailing, freestanding soaker tub and separate shower. Additional highlights include ducted and zoned heating and air conditioning, powder room, dedicated home office and double remote garage with separate storage. Set in a coveted locale only moments from Bulleen Plaza and Westfield Shoppingtown, within walking distance from quality local schools, including Marcellin College and St Clements of Rome, and easy local transport connections to Kew's private schools. Close to parks and recreational spaces, including Freeway Golf Course, the Main Yarra Trail and Bulleen Park with the Eastern Freeway, Heidelberg Station and the soon-to-be-completed Bulleen Park and Ride offering direct connections to Melbourne CBD. Disclaimer: While all care has been taken by Fletchers Maroondah and its third party providers to ensure all information above is true and correct, Fletchers Maroondah and its third party providers are not responsible for, and expressly disclaim all liability for, damages of any kind arising out of the use, reference to, or reliance on any information contained within the above property description. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Fletchers Maroondah will not be liable for any loss resulting from any action or decision by you in reliance on the information.