

# 10 Mattingley Crescent, Brunswick West, Vic 3055

Nelson Alexander

## House For Sale

Friday, 3 May 2024

10 Mattingley Crescent, Brunswick West, Vic 3055

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Area: 550 m2

Type: House



Carl Sacco  
0404468258



Tee Kingkloiklang  
0432253888

## **Auction \$1,700,000 - \$1,850,000**

“BAKARA” – on a substantial high-side north-facing block, this expanded Californian Bungalow offers an outstanding family lifestyle in a highly-prized dress circle location, complete with city skyline views from the front balcony. A ready-to-enjoy mix of classic and contemporary, the home’s double-storey design showcases five bedrooms (or work from home offices), providing flexibility for a working or growing family. One large main bedroom (downstairs) with private ensuite combines with four additional bedrooms and two extra bathrooms in this large family home. Enhancing its appeal is the inclusion of a versatile rumpus/lounge/study (upstairs) and spacious north facing light-filled open-plan living/dining area downstairs. Adjoining the living area is a granite bench-top kitchen with stainless-steel appliances and Bosch dishwasher. Other stand-out features include ducted heating and split-system air conditioning (both levels), brand new hot-water unit, additional ceiling fans, solar power, original high ceilings and hardwood floors, as well as an under-stair storeroom and laundry with Robinhood ironing station. French double doors open to a north-facing backyard with multiple entertaining zones, including an undercover patio, large entertaining deck and grassed area ready for a trampoline. The expansive hardwood deck with integrated seating and storage is surrounded by a mature garden creating a private oasis, with an underground 6 station sprinkler system for easy maintenance. Along the sides of the house is a garden shed and undercover bike rack, near the single carport, with additional driveway parking. Public transport abounds in this central location with city trams on Melville Road as well as buses on Moreland Road providing easy access to Moreland Station and quick access to Citylink. The location is surrounded by local cafes and shops, it’s also close to popular parks, schools and kinder/childcare facilities.