

# 10 Rooney Street, Templestowe Lower, Vic 3107



## Sold House

Friday, 3 November 2023

10 Rooney Street, Templestowe Lower, Vic 3107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Simone Chin



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## Contact agent

Fast Five Why? Stunning in scale, timeless in style and fully renovated with quality at the forefront, this superbly spacious 3 bedroom (plus study), 2 bathroom family home has so much to offer. Inside and out, this is prestigious living without a hint of compromise! A vast alfresco terrace is the perfect spot to connect with family and friends, underscored by an outdoor kitchen, a 6-person spa and a commanding elevation over the neighbourhood. It all adds up to an outstanding family opportunity and a premium choice for discerning downsizers. What? An inviting living room is warmed by an open fireplace and drenched in northern sunlight courtesy of imposing picture double glazed Rylock windows. A true celebration of high-end placement, a family dining area is complemented by a stylish kitchen featuring sleek Caesarstone surfaces, self-closing cabinetry and the seamless integration of quality stainless-steel appliances including an easy-clean induction cooktop, a full-sized dishwasher, a combination steamer/microwave oven and a dual-door fridge/freezer. Nothing in this chef-friendly workspace has been left to chance. Step outside through banks of bi-fold glass and make every social event an alfresco occasion on a sheltered and skylit sandstone terrace. Underscored by an oversized timber deck, a decadent spa and a 6-burner BBQ on mains gas, this true extension of the interior will be enjoyed all year round. A neatly placed bi-fold window and cafe-style breakfast bar is connected to the indoor kitchen, open for instant refreshments all day and night. Boasting exemplary perimeter privacy, an established garden and lawn completes the outdoor picture with enticing potential to drop in a showpiece swimming pool. All three mirror-robed bedrooms are substantial in size, serviced by a principal bathroom featuring a luxurious bath, rainfall/hand-held shower fittings, a stone-topped vanity and mirrored cabinetry. The palatial main bedroom comes complete with a private terrace and a twin-vanity ensuite showcasing underfloor heating. The inspired ranch-style layout maximises sunlit space with the welcome addition of a versatile home office or optional fourth bedroom if required. Catering for every stage of family life, the long list of special features includes a large laundry, ducted heating and refrigerated cooling throughout, substantial under-house storage / workshop / cellar area, lightly toned Tasmanian oak flooring, a remote-controlled garage with storage capability, and so much more over an impressive 848m<sup>2</sup> (approx.). Where? Footsteps from the wide open greenery of Ted Ajani Reserve (home to a range of junior sports clubs including football, tennis and cricket), enjoy easy access to Westfield Doncaster, Templestowe Village, Macedon Square shopping, the Eastern Freeway, city-bound buses, Doncaster Park and Ride, quality schools and key zoning to Templestowe Heights Primary School and Templestowe College. At the end of the day, come home to luxury! When? Prepared for Auction on Saturday 25th November at 10.30am, this smartly renovated entertainer is sure to be keenly contested. Make your interest known before the big day! How? Call Simone Chin on 0403 857 266 for more detail.