

**11 Bowen Ave, The Basin, Vic 3154**



**House For Sale**

Tuesday, 9 January 2024

**11 Bowen Ave, The Basin, Vic 3154**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1114 m2**

**Type: House**



Brendan Milner  
0412605903



Tim Dixon  
0407065456

## **Auction (\$1,365,000 - \$1,500,000)**

**THE PROPERTY** Nestled in serene surroundings in a sought-after leafy locale, this picture perfect three-bedroom storybook home is certain to impress. Welcomed by the large verandah overlooking manicured landscaped gardens, the home invites you inside, with contemporary modern interiors a highlight throughout. Abundant living space includes a stunning fireside living room highlighted by soaring ceilings, dormer windows and double doors opening out to a serene covered outdoor area. Flowing through, the designer kitchen boasts a central stone island, Artusi gas stove and oven, double drawer dishwasher and butler's pantry, with the adjoining dining room enhanced by feature arch windows and glass doors opening out to the tranquil alfresco overlooking the beautiful backyard. A formal sitting room offers a flexible space, while two robed bedrooms, one with ensuite-effect to the luxe main bathroom round out the ground floor. Journeying upstairs you will discover the lavish master domain, flaunting parents' retreat with balcony, a generous bedroom, dual walk-in robes and sparkling ensuite.

**THE FEATURES** • Immaculate three-bedroom, two-bathroom family home • First floor master suite with parents' retreat, dual WIRs & ensuite • Two further ground floor bedrooms include built-in robes • Luxe bathroom flaunts freestanding bath, shower & stone vanity • Stylish alfresco & multiple outdoor areas, perfect for entertaining • Double garage with internal & rear access plus off-street parking • Beautifully landscaped gardens with grassy area, fire pit, shed & storeroom

**THE LOCATION** Tucked away in a leafy street backdropped by mountains, yet close to cafés, parkland and shops in The Basin, mere minutes in the car to local schools including The Basin Primary and Boronia K-12 College, and surrounded by walking trails and wildlife in the stunning Dandenong Ranges National Park. Onsite Auction Wednesday 7th of February at 7pm.