

**11 Rae Street, Templestowe Lower, Vic 3107**



**Sold House**

Thursday, 10 August 2023

11 Rae Street, Templestowe Lower, Vic 3107

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 742 m2

Type: House



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**\$1,280,000**

A beautiful family home in its own right, this property's deep rectangular allotment and dual crossovers indicate incredible development potential (STCA). Highly desirable dimensions include multiple zones for living, dining, and entertaining - encompassing a free-flowing lounge, dining, and meals zone; a rear lounge/barroom, enclosed barbecue room, and north-facing patio opening onto verdant backyard surrounds. Two generously proportioned bedrooms with private ensuites are joined by a third bedroom with main bathroom access. Along with tandem undercover carports, a garage with workshop, and a third carport, a separate building houses a storage room and outdoor bathroom. Original in composition and style, materials include vaulted timber roofing, exposed internal brick, and carpeted living rooms. Further benefit is derived from sought-after rear northerly aspects, deep front & rear yards, and multiple outdoor entertaining spaces. Classically comfortable, the existing home would benefit immeasurably from renovation and refreshment; while opportunities exist for lucrative dual-townhouse development (STCA). Walking distance to Bulleen Plaza and scattered parkland, this property boasts easy access to Macedon Plaza, Templestowe shops, the M3 Freeway, and acclaimed private schools. Zoning is for Templestowe Valley Primary School & Templestowe College.