

**11 Rutherford Road, Viewbank, Vic 3084**



**House For Sale**

Wednesday, 7 February 2024

11 Rutherford Road, Viewbank, Vic 3084

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 602 m2**

**Type: House**



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**\$940,000 - \$990,000**

With its enticing mid-century floorplan, centred on zoned living and relaxed entertaining and stretched out to introduce impressive family spaces, this family home delivers impeccably maintained spaces ready to reward. New carpet features in an expansive, light-filled lounge that sweeps around to an equally generous family-meals, unfurling to blend seamlessly with a sleek contemporary kitchen. Stone tops, soft close gloss finished cabinetry and premium appliances, including wall ovens from Electrolux, create a haven for anyone who loves to entertain. A traditional central hallway introduces two bedrooms, the family bathroom and a fitted laundry before opening to a spacious and private parental wing. Here, the generous dimensions of the bedroom, enhanced by a full ensuite, are complemented by a huge retreat. Timber floors, garden access and a relaxed outlook combine to deliver the perfect space for 'our' time! Alternatively the thoughtful zoning introduces the options for multi-generational living if desired. In the prized catchment zone for Viewbank College and Viewbank Primary, it is within an easy stroll to Banyule Flats, the tracks and trails along the Plenty and Yarra Rivers, and a short walk to local shops and cafes. The bus to the station and Northland is just metres away; private golf clubs Rosanna and Heidelberg are within a short drive. Embraced by low-maintenance gardens that deliver privacy and a relaxing, evergreen outlook from every room, ducted heating and cooling and a split system unit, ensure year round comfort. Astute buyers can look to make the most of the proportions and position, introducing value-adding enhancements as time and budget allow making their real estate dreams a reality!