

**12 Kanooka Avenue, Templestowe Lower, Vic 3107**



**Sold House**

Wednesday, 13 September 2023

12 Kanooka Avenue, Templestowe Lower, Vic 3107

**Bedrooms: 4**

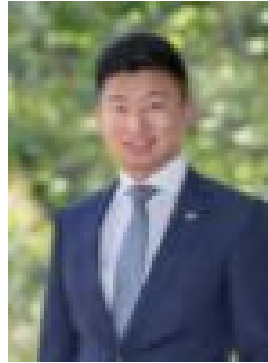
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dallas Taylor  
0408217778



Shaun Wang  
0433958818

**\$1,773,000**

Combining excellent zoned family living and unrivalled lifestyle benefits, this contemporary rendered home promotes low maintenance perfection just minutes to Ruffey Lake Park, schools and a great choice of shopping and dining precincts. Expertly designed and constructed with engineered oak floors, shadow line skirting and ceilings up to 2.8m high, the dual level residence caters for every family member. A media room with projector and speakers is all set for movie nights placed opposite a ground floor master. Appreciating a fitted walk-in robe and hotel grade ensuite with rainfall shower, double travertine topped vanity, inwall cistern WC and cosy heated towel rail, off-set by glass drop pendants adding a warm glow to the space. The hub of the home is open plan with a stunning waterfall marble kitchen (60mm edge), top-end Miele appliances incl double ovens and 5-burner gas cooktop, integrated dishwasher and walk-in pantry. Just around the corner, the marble extravagance continues in a large laundry, including ample built-in cabinetry and external access. Adapting from a light-drenched living and dining room with gas fireplace to a sensational outdoor entertaining area with Beef Eater BBQ kitchen incorporating a wok burner, fridge and a large wood fired pizza oven to boundlessly feed family and friends. A second master/guest bedroom with semi-ensuite access is located upstairs with two of the children's generously spaced bedrooms, all spoiled with large walk-in robes. Sharing a study with built-in desk, a retreat/second living area plus a high class bathroom with freestanding bath tub and the same elite travertine topped, double vanity displayed in both bathrooms.

Equipped with everything you need, and freshly painted inside and out, the eight year old home includes: ducted, refrigerated cassette heating and cooling with zoned individual controls, quality carpet, sheers and curtains, powder room, solar hot water, security alarm and video intercom on an electric driveway entrance gate leading to a double remote garage with internal entry plus OSP. Walk in minutes to Templestowe Heights Primary, St Kevin's Primary and Templestowe College, with buses servicing private education and express city routes via the freeway. Just up the road from Macedon Square and Plaza and Westfield Doncaster and an array of designer shops, cafes and food outlets. Close to medical and fitness facilities, Aquarena, Ted Ajani Reserve and a network of walking/cycling trails. Offering the best of everything, and the opportunity to start exploring your exciting new neighbourhood immediately!