

# 12 Shoalhaven Street, Bundoora, Vic 3083

## House For Sale

Friday, 1 March 2024

12 Shoalhaven Street, Bundoora, Vic 3083

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Sash Buncic  
0413826847



Mark Walker  
0400330948

**ESR: \$880,000 - \$920,000**

Rendered for easy care, presented in timeless style, and showcasing a sought-after mix of quantity and quality throughout, this magnificent home offers sophisticated and stylish family living on a grand scale. Set on an expansive 400m<sup>2</sup> allotment (approx.), a stroll to the tracks, trails and open spaces of Bundoora Park, it's an easy walk to the Plenty Road tram and Bundoora Square and just a few minutes from La Trobe Uni. Glossy timber floors provide a fitting introduction to a spacious entry anchoring a ground floor comprising a refined lounge, large and versatile home office (with storage) and a living-meals integrating a granite kitchen. Featuring quality stainless steel appliances, including a De Longhi oven and a warm and welcoming breakfast bench, it delivers everything you need for easy entertaining, whatever the numbers! An easy connection extends the living to the private rear yard which offers two expansive undercover entertainment areas complementing loads of kid-friendly lawn. Stairs to the first floor open to a spacious living area that shares the level with a retreat-size main bedroom with a fitted walk-in robe and deluxe ensuite. Two further bedrooms, both with robes, share a spa bathroom. Additional features include an alarm, internal storage, ducted heating and cooling, a guest powder room, laundry with storage, a remote double garage with internal access, and a rear roller door. Don't miss your opportunity to cement your future in this sought-after pocket of Mt Cooper! \*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*