

**13 Panfield Avenue, Ringwood, Vic 3134**



**Sold House**

Friday, 11 August 2023

13 Panfield Avenue, Ringwood, Vic 3134

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 748 m2**

**Type: House**

**\$1,031,000**

Immediately enamoured with its clinker brick, picket fence charm in a superbly central Ringwood location, this 60 years' held single level abode invites a warm makeover, extension, or the opportunity to rebuild a modern dream home (STCA). Immaculately kept interiors hold special memories of past decades, with ambient spaces to relax with family and friends. A large living room with elegant cornices, chandeliers and French double hung windows fronts the street and can be completely zoned from the kitchen and dining area. Delivering vintage personality with a modern free standing Chef oven/gas cook top for everyday needs. Complementing these spaces are three sun filled bedrooms, two with wall to wall built-in robes and a contemporary floor to ceiling tiled bathroom with large walk-in shower and timber vanity. To the rear of the home the 2nd sep WC and laundry/mudroom combine, adjoining a study/possible 4th bedroom. The external door guides you to a dedicated outdoor area bordered by a crisp, low level picket fence. Overlooking a generous established garden, with two side gates for securing children and pets alike.

The driveway offers ample off-road parking for extra vehicles or a trailer/caravan with a large lockup garage with large 4-car capacity opposite a studio primed for a home office. In addition, the home supplies gas ducted heating and evaporative cooling, gas hot water, hardwood floorboards, and under-house workshop/storage area with concrete floor. The position is A1, just metres to Panfield Avenue services, Mullum Primary Norwood Secondary College and Holy Spirit Primary, with buses to Tintern Grammar, Aquinas College, Yarra Valley Grammar and Luther College. Minutes to several reserves, playgrounds, Ringwood Lake and the comforting walking/cycling Mullum Mullum trails. Stroll or take a bus to North Ringwood and Burnt Bridge Shops, Eastland, Town Square, REALM, Costco or Ringwood Station. Close to Aquanation, Eastern Freeway/Eastlink, Warrandyte, the Mt Dandenong Ranges and Yarra Valley winery region. Add your own touches to live here, rent it out or start a new chapter in a modern home – the options are endless!