

# 13 Rowan Street, Vermont, Vic 3133



## House For Sale

Monday, 6 November 2023

13 Rowan Street, Vermont, Vic 3133

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 344 m2

Type: House



Adam Docking



Jacqueline Johns  
0444524899

**\$1,200,000 - \$1,300,000**

Offers Close Tuesday 5th December by 6:00pm A towering façade with English hedges makes for a dramatic first impression at the top end of Rowan St. The street facing residence is the perfect fit for a young family with school zoning for Rangeview Primary, and Vermont Secondary College (STSA), and a generous double storey design with impressive sized bedrooms, bathrooms and living areas. With mountain views from the master balcony and private gardens featuring a wraparound deck and synthetic turf, the elegant Georgian styled residence captures holiday vibes in this tightly held pocket of leafy Vermont. It comes to market for the first time since its original owners purchased it brand new in 2000, from the prized parkland pocket alongside the Eastlink Trail, Abbey Walk and Campbell's Croft. The ground floor offers the freedom of 2 separate living areas, with casual living flowing out to a magnificent deck with screening trees along the back fence assuring privacy. A galley kitchen has been updated with premium Bosch appliances, with ducted heating, evaporative cooling, attic storage, 2 baths and 2 showers, and a double garage with a long driveway (perfect for playing sport or extra parking) among the family friendly features. Welcome to the good life close to schools, parks, shops and transport connections, including Eastlink, the 742 bus to Glen Waverley and Chadstone, and Heatherdale train station.