

# 13 Ruthven Close, Hillside, Vic 3037

## Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 2

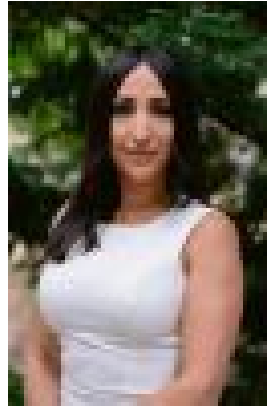
Parkings: 2

Area: 590 m2

Type: House



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**\$665,000**

Ideally located within a quiet pocket of Hillside, on offer is a light-filled, spacious 3-bedroom home, perfect for young and growing families, showcasing multiple indoor and outdoor entertaining options, in a sought-after locale that's big on nature and convenience. A landscaped, yet low-maintenance, garden welcomes you to the home, beginning with an entryway, opening to the living areas. A sundrenched formal sitting room enjoys street frontage with a peaceful outlook, perfect for afternoon tea or catching up with a good book. Flowing through the living areas, a casual meals and family room adjoin the kitchen, maintaining the open-plan nature of the home, while ensuring a distinct space for each. Heading outside, endless opportunities for entertaining await. With two undercover outdoor areas adjoining either side of the living spaces, entertaining multiple groups simultaneously is effortless. One space enjoys an outdoor kitchen with a built-in barbecue for alfresco dining, while the second decked area provides another space, while the pergola wraps around the home. Situated on an allotment with plenty of room for pets and kids to run and play, the space is surrounded by an abundance of established fruit trees, veggie patch and herb garden, elevating your home cooking experience. Everyday meals and special occasions are absolute bliss, with the modern U-shape kitchen comprising quality stainless steel appliances, including gas cooktop, separate wall oven and dishwasher, complemented by a deep double sink, easy wipe down surfaces to make cleaning up a breeze, and an abundance of storage throughout. Offering the ultimate sleep sanctuaries, three well-appointed bedrooms are tucked down a hall, promoting maximum rest and rejuvenation. The expansive, light-filled master suite benefits from a walk-in robe and private ensuite, while bedrooms two and three are each fitted with a built-in robe. Centrally located, the main bathroom offers a choice of glass shower or bathtub, making kids' bathtimes a breeze, plus vanity and sleek toilet, enjoying getting ready for the day and unwinding at the end of the week. Other features include a double lock up garage with internal access, laundry, ducted heating and cooling throughout for year-round comfort, water tank and separate shed. Situated within a thriving locale that carefully balances nature and convenience, you'll find yourself within walking distance to a myriad of parks and reserves, while Wattle Valley Drive shops and eateries, Sydenham Hillside Primary School and Hillside Recreation Reserve are a longer stroll or short drive away. When you need to go further, Watergardens Shopping Centre and Railway Station can be reached within minutes, while proximity to the Calder Freeway provides easy access to the city, Melbourne Airport, and regional areas.