

# 14 Bryson Grove, Templestowe Lower, Vic 3107



## Sold House

Tuesday, 3 October 2023

14 Bryson Grove, Templestowe Lower, Vic 3107

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 769 m2

Type: House



Alec Stefanoski  
0398421188

**\$1,345,000**

**SOLD BY WOODARDS MANNINGHAM** Enjoying a spacious, well-considered floorplan across a preferred single level is this light-filled delight on 769m<sup>2</sup> (approx.), in a highly prized, amenity-rich location. Tasmanian Oak floorboards flow throughout the home, creating a seamless fusion between generously proportioned spaces. The living room is large, offering an open fireplace to create ambience and warmth in the cooler months. A sizeable dining room for casual meals or formal entertaining is adjacent, and this flows through to a well-equipped kitchen with stainless steel appliances and ample storage options. The remaining accommodation comprises a dedicated study, four robed bedrooms, and two bathrooms. The master bedroom enjoys a private ensuite, whilst a central bathroom and a separate toilet service the rest of the home. The home is framed by lush greenery, including a substantial grassed backyard that can be moulded to suit your individual needs. Adding additional appeal are gas ducted heating, split system heating and cooling, quality window coverings, a full-sized laundry, an oversized single garage, additional storage options, and a central position near everything you need for the ease of everyday living. You'll enjoy close proximity to local buses, a range of shopping precincts such as Westfield Doncaster, Macedon Plaza and the central shopping area of Lower Templestowe, a number of public, private and Catholic schools, plus open green spaces, including Finns Reserve. This fabulous home provides an excellent opportunity for a wide range of buyers, so plan your inspection without delay. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.