

**147 Betula Avenue, Bundoora, Vic 3083**

**Nelson Alexander**

**House For Sale**

Thursday, 22 February 2024

147 Betula Avenue, Bundoora, Vic 3083

**Bedrooms: 5**

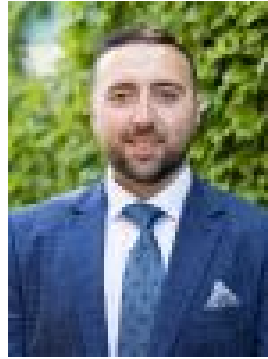
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Nunzio Sulfaro  
0394902900



Ivan Sulfaro  
0394902900

## **Auction \$1,700,000 - \$1,800,000**

Privately positioned in the leafy heart of bountiful Bundoora, this executive entertainer is especially spacious, stylish and serene. Enjoy the comfort over two sumptuous storeys on a magnificent garden block, poised to perfection amidst higher education, fantastic shopping and beautiful nature reserves. Enter via the wide formal entryway where the stately front lounge makes a wonderful first impression, ideal for welcoming friends and family with instant charm and flair. Casual open plan living and dining flow comfortably at the rear, serviced by split system heating and cooling for year-round relaxation. The spectacular kitchen is an entertainer's dream, generously appointed with gleaming stone benchtops, sparkling tiled splashbacks, endless storage, walk-in pantry, a large centre island and quality appliances including double drawer dishwasher, 900mm freestanding cooker and high-end rangehood. Invite your guests outdoors to the impressive undercover entertaining area, wrapping around to an additional large verandah plus a delightful covered patio in the beautifully manicured backyard. There's endless space for the kids to play, or potential for future additions/extensions if so desired (STCA). Upstairs offers a formal study, full family bathroom and four huge bedrooms with built-in robe to one, walk-in robes to two, and walk-through robes to the luxurious master with full spacious double-vanity ensuite. A large fifth bedroom is nestled downstairs with split system, walk-in robe and sleek two-way ensuite. Further highlights include ducted heating and cooling throughout, a guest powder room, a large separate laundry, under stairs storage, covered BBQ facilities at the rear of the block, a storage shed to the side of the home and a wide remote-control double garage with both rear and internal access. Set directly opposite the undisturbed parkland bordering RMIT Bundoora, you're a short stroll from quiet bushland and highly esteemed educational facilities. Just around the corner is gorgeous Botanica Park, or travel minutes to Bundoora Park and the Plenty Gorge Parklands for weekend adventures. Shop at lively DFO Uni Hill and Uni Hill Town Centre, or head up to The Stables Shopping Centre or Westfield Plenty Valley just beyond. Trams to the city are minutes away on Plenty Road, or drive easily to train stations and M80 entry.