

**149 Vines Road, Hamlyn Heights, Vic 3215**

**compton**

**Sold House**

Tuesday, 5 September 2023

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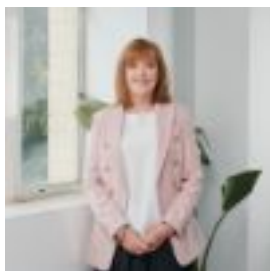
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 724 m2**

**Type: House**



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**\$650,000**

Located directly opposite Hamlyn Banks Primary School, this well-loved home presents an irresistible opportunity on a corner allotment of approx. 724m<sup>2</sup>. The front living room entices you to relax by the wood heater, while the dining room features a built-in bar for fun-filled dinner parties. You'll love that both the dining room and second living area open onto the spacious alfresco deck, where you can soak up the northern sunshine. So why not host afternoon drinks with friends during the summer months? Or simply kick back and relax as you watch the kids play in the secure backyard? - The kitchen features timber cabinetry, a built-in pantry, dishwasher and cooking appliances. - Three bedrooms (one with walk-in robe, one with built-in robes) share close access to the bathroom. The large laundry and separate toilet complete the layout, with two air conditioners providing extra comfort. - Home to a basketball hoop, the backyard creates a wealth of space for outdoor family fun. - Accessed via Robb Avenue, the driveway provides backyard vehicle access to the double garage. - Buyers may also be inspired to explore potential development options (STCA). - This family-friendly location places you a short walk to public transport, the Vines Road shopping precinct and Vines Road Community Centre. Local playgrounds and parklands are also within walking distance, while a variety of high schools and private colleges are close by for families. Superior Ring Road access keeps you connected to Melbourne. - For the investors, our team has estimated the current rental value of the property is \$440 - 460 per week.