

**18 Balmoral Avenue, Templestowe Lower, Vic 3107**



**House For Sale**

Saturday, 17 February 2024

18 Balmoral Avenue, Templestowe Lower, Vic 3107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 732 m2**

**Type: House**



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**\$1.2m - \$1.29m**

Immerse yourself in the charm of this property or embark on a new project (STCA) boasting DD08 zoning and laneway access, set upon a captivating 732sqm (approx.) parcel of land. Nestled within strolling distance of shopping precincts, green reserves, playgrounds, and convenient public transportation, this coveted location falls within the esteemed Templestowe Heights Primary School and Templestowe College catchment area, ensuring an enviable lifestyle. A grand driveway sweeps alongside the residence, leading to a spacious garage and vast lawn area, basking in the play of sunlight and shade, perfect for family gatherings or future development endeavours. Step through the welcoming porch entryway into a luminous and inviting interior. The split-level lounge and dining space feature an expansive bay window, complemented by built-in bench seating, plush carpeting, and intricate decorative cornices, adding a touch of elegance. Enhancing the space, a smart servery window connects to the modern kitchen, complete with a gas cooktop, wall oven, and cozy breakfast nook adorned with a classic corner window. Discover three generously proportioned and impeccably presented bedrooms, including the primary suite boasting a vintage built-in robe with vanity. The accompanying bathroom, featuring a separate shower room and WC, adds a pop of character with its aquamarine bath and complementary sink. Additional highlights include gas ducted heating, ornate drapery, and meticulously crafted brickwork, paying homage to the timeless allure of this home. With its abundance of features and prime location, this property is sure to captivate discerning buyers. Don't miss out – schedule your tour today.