

**20 Gisborne Street, Bulleen, Vic 3105**



**House For Sale**

Tuesday, 7 May 2024

20 Gisborne Street, Bulleen, Vic 3105

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 591 m2**

**Type: House**



Anthony Pittas  
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## **\$1,200,000 - \$1,300,000**

Superbly crafted with extensive façade glazing to captivate the leafy streetscape, this high side, 1970's character home delivers generous living proportions and private gardens to ensure family harmony. Located only a street away from Swanston Street Reserve and a network of trails and play spaces, along with the extensive Yarra Parklands and public transport connections. Excellent access to the freeway and airport. Every room echoes the warmth of past celebrations and day to day living. The front lounge and dining zone seamlessly integrates with a front marble tiled balcony to enjoy a drink and further appreciate the elevated neighbourhood vista. Progressing to a kitchen/meals area that presents as a bright space with crisp white cabinetry matched to Chef oven and gas cooktop, plus a stainless steel dishwasher. Leading outdoors to a patio and large open air alfresco primed for a future deck or entertaining pergola. A separate hedged and grassed, established garden entices children with a built-in swing set and cubby house with slide. Two secure side gates provide parents and animal owners with extra comfort. Four nicely spaced bedrooms include robes in three, encompassing a master with walk-in robe and ensuite. A central bathroom with separate toilet plus a laundry with nearby access outside, boasts added convenience. Inviting immediate easy living with potential to add your own renovated flair in the future. The home additionally provides: gas ducted heating, refrigerated ducted cooling, double linen cupboards, and a 2-car remote garage plus separate storage room. Set in a highly sought after pocket with zoning to renowned Templestowe College, Templestowe Heights Primary and just a 5 minute drive to Marcellin College or regular bus services to private education in Kew and Ivanhoe. Connected to major hospitals and an array of shopping centres including walking distance to Bulleen Plaza and close to Macedon Square, Westfield Doncaster. Surrounded by arts, sports and leisure with Heide Museum of Modern Art, Sheahans Reserve and basketball stadium, golf courses, and Birrarrung Park flowing along the Yarra trails to Westerfolds Park.

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