

**201 Stockmans Way, Kensington, Vic 3031**

**Nelson Alexander**

**House For Sale**

Thursday, 9 May 2024

201 Stockmans Way, Kensington, Vic 3031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jayson Watts  
0415940227



Toby Nathan  
0414302208

## **Auction \$1,200,000 - \$1,300,000**

Unique in so many wonderful ways, this distinctive home delivers an environment of family proportions with its floorplan flexibility, impressive inclusions and terrific living/entertaining spaces inside and out – all in a leafy streetscape moments from riverside trails and parkland. Quality at every turn, the home's free-flowing interior showcases an extra-large master bedroom with WIR and its own private ensuite, together with three additional bedrooms, main family bathroom and guest powder room (third WC). Spacious and versatile, the front living room leads through to the open dining area accompanied by a sleek modern kitchen complete with stone benchtops/breakfast bar, soft-close cabinetry, quality appliances and ample cupboard space. Plantation shutters, fresh carpets, ducted heating and refrigerated cooling all add to the appeal, along with a spa bath, front balcony, rear terrace, full-size laundry and remote-control garage with internal access. Truly setting itself apart is the home's amazing backyard boasting an al-fresco style entertaining deck, BBQ kitchen (mains gas and water connected) and bi-fold servery, plus a wood-fired pizza oven, established perimeter gardens and exceptional privacy. Enjoy immediate access to the area's enviable lifestyle attractions including the open spaces of Riverside Park and endless walking/cycling trails along the Maribyrnong River, it's also close to Macaulay Road shops and cafes, local schools, Flemington Racecourse, as well as Kensington and South Kensington train stations.