

**21 Somerset Drive, Viewbank, Vic 3084**

**Nelson Alexander**

**House For Sale**

Friday, 3 May 2024

21 Somerset Drive, Viewbank, Vic 3084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Monica Chen  
0425449968



James Labiris  
0409094767

## **Auction \$1,000,000 - \$1,100,000**

Set within the most exclusive enclave of sought-after Viewbank, this charming family home boasts a huge corner block of pure parkland paradise! Refresh, renovate or simply relax in this sprawling haven of comfort, blissfully nestled amidst Yarra trails in the coveted Viewbank College/Banyule Primary zone. Enter via the lovely formal entryway, first opening to the generous light-filled lounge that wraps around to a comfortable study nook. Timber flooring flows throughout the living and bedrooms, while the separate well-kept kitchen is beautifully tiled through a delightful dining zone and additional cosy retreat. All three sizeable bedrooms feature built-in robes, the main enjoying a walk-through robe to its own tidy ensuite. The full family bathroom serves alongside a separate toilet and laundry, while further highlights include ample linen storage and ducted heating/cooling throughout the home. Dine outdoors in the undercover patio just off the main lounge, or spread out in the private rear garden with built-in brick BBQ and plenty of room for the kids to run and play! The front driveway leads to a gated carport for secure off-street parking, plus a large separate storeroom with handy rear access. This incredibly rare location flows straight into the fantastic sportsgrounds of Banyule Flats Reserve, and refreshing walking/cycling on the Main Yarra Trail. Stroll to esteemed Viewbank College with Viewbank Primary nearby, plus zoning for beloved Banyule Primary just a few minutes down Banyule Road. Hop on the bus to Rosanna Village for local shops, cafés and trains to the city. Also within easy access are La Trobe University, Northland Shopping Centre, Austin/Mercy Hospital, prized golfing on the Yarra, trendy dining in Ivanhoe Village, and easy freeway entry with approx. thirty minutes' drive to the CBD.