

23 Banyule Road, Rosanna, Vic 3084

Sold House

Thursday, 26 October 2023



23 Banyule Road, Rosanna, Vic 3084

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1132 m2

Type: House



Greg Taylor



Nic Pinch

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\$1,534,500

SOLD BY FLETCHERS BANYULE - Meticulously maintained, perfectly presented and ultra-accommodating, the impressive layout of this Viewbank College zoned home on a generous 1132m² allotment (approx.) introduces an exceptional opportunity for relaxed, free-flowing multi-generational living. Making up the primary residence, you'll discover three bedrooms sharing a central family bathroom and a pristine kitchen separating a traditional "L" shaped lounge-dining from a family-living fitted with bespoke storage options. The generous living, entertaining and accommodation options are complemented by a self-contained unit. Comprising an open-plan living-zone integrating a full kitchen, a large bedroom and a full bathroom, opening a single door makes it a part of the house, while closing it off ensures independent living. Offered in time-capsule condition, the bus to Northland and Heidelberg stops almost at the door; it's a short walk to the tracks, trails and parklands along the Yarra River, Greville Road Village and Rosanna Village and station.

- Enormous 1132 m² allotment with north-facing rear yard
- Expansive alfresco area
- Enclosed carport behind an auto door
- Remote double garage with workshop and covered trailer parking
- Ducted heating. Split system units
- Fitted laundry with second toilet (main dwelling)
- Timber floors
- Solar panels: North and west facing roofs, although the ones facing west can't be seen from the property, only from just down the road
- Double garage: shelving, power and two banks of lighting
- Two water tanks: There is no reticulated water to the back half of the property, which is serviced by a hose and the water tanks
- The lengthy west wall weatherboards have been insulated and clad, the clad matching the remaining profile/colour of the house weatherboards
- The Front Lounge, bedroom, bathroom, second bedroom windows and sunroom doors are double glazed. The front windows can be angled out from the inside for easy cleaning from the inside of the rooms
- Cars can do a 3 point turn in the back yard to drive out of the property
- All north and west facing windows have shade blinds