

**23 Westwood Drive, Bulleen, Vic 3105**



**House For Sale**

Monday, 3 June 2024

23 Westwood Drive, Bulleen, Vic 3105

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 891 m2**

**Type: House**



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## **\$1,500,000 - \$1,650,000**

A solid presence at this tranquil address, this classic and timeless family home exceeds all your expectations for space and flexibility. Offering numerous living areas, a large garden with external home office/gym or studio, exceptional 7 car garaging and off-street parking matched to the needs of a tradesperson or car collector. Furthermore, the large and 51.28m deep 891m<sup>2</sup> high side allotment proposes a great development project in the future (STCA). Immaculately maintained, the home provides a downstairs study/5th bedroom option as well as a separate family/TV room. Serviced by a laundry and third bathroom. Travelling through to an elegant living and dining space for hosting any occasion. Family/meals connects with further generous space and electrical cooking appliances plus a dual drawer dishwasher. Outside offers a covered BBQ zone, the versatile work from home space and ample fruit trees and veggie patches ready to be planted. Four bedrooms are arranged neatly upstairs with a spotless family bathroom with bath plus shower, and a master displaying ensuite and walk-in robe. Live here with extended family and rebuild later, or lease out to a family seeking lots of extra space. Adding further comfort to the home: gas underfloor heating, A/C unit, window furnishings, good built-in storage including a large separate storage bay behind the garage and a separate single car garage in addition to the oversized 6-car garage. Located in a superbly central position only minutes to Ayr Street Shops, Bulleen Plaza and Macedon Square. Enjoy the local convenience to Westfield Doncaster designer shopping and contemporary restaurants and just a few steps to acres of parkland/trails at Koonung Creek. A pocket park on the street is perfect for young children, and Timber Reserve and Aquarena caters for sporting and fitness needs. Connected to Park n' Ride city services and several elite schools with Marcellin College, St Clements of Rome Primary and Kew schools all easily reached. Moments to the freeway's gateway. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.