

**24 Bates Avenue, Upper Ferntree Gully, Vic 3156**

**AREA SPECIALIST**

**Sold House**

Friday, 11 August 2023

24 Bates Avenue, Upper Ferntree Gully, Vic 3156

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**

**\$988,000**

Key Features:- Large 1,380 square meter allotment- Tranquil location near iconic 1000 Steps walking trail- Light-filled north-facing property- Stunning views of Dandenong Ranges National Park- Cozy living area with cathedral ceiling and fireplace- Galley-style kitchen with unique historical touches- Master bedroom with built-in wardrobes and backyard orchard view- Ducted heating and cooling, ample storage space- Spacious backyard for entertaining, landscaped gardens

ITS ADDRESSEDEscape to this charming retreat nestled in the serene corner of the Dandenong Ranges foothills. Just a short walk from the iconic 1000 Steps walking trail, this light-filled north-facing property offers a perfect blend of modern comfort and natural beauty. At only 20 years old, this well-established home exudes warmth and elegance. The front verandas span across the ground and first floor, providing breathtaking views of the Dandenong Ranges National Park. Step into the main living area and be greeted by a soaring cathedral ceiling and Sydney blue gum polished wood floorboards. The cozy ambiance is enhanced by a Jotul freestanding fireplace. A dedicated study nook and a lighting control system add practicality and mood-setting capabilities. Unleash your culinary creativity in the galley-style kitchen, featuring sleek black tiger-eye marble benchtops and stainless-steel appliances. The custom-made kitchen cabinetry was crafted from Baltic pine floorboards salvaged from a Brunswick miner's cottage. The European laundry showcases a polished timber slab benchtop sourced from an original wind-break cypress tree planted in the late 1800s when Upper Ferntree Gully was a farming area. The master bedroom offers ample space, built-in wardrobes, and polished Tasmanian Oak floorboards. Enjoy the view of the backyard orchard. Two additional bedrooms on the ground floor also feature built-in wardrobes and scenic views of the Dandenong Ranges National Park. Stay comfortable year-round with ducted heating and cooling, while the passive solar design and verandas help keep energy bills low. Abundant storage options include a dedicated storage room, workshop, and additional in-ceiling and under-house storage space. Entertain family and friends in the spacious backyard entertaining area, perfect for hosting gatherings and alfresco dining. Immerse yourself in the tranquillity of the expertly landscaped gardens, adorned with established trees offering privacy and a variety of fresh produce. Stone terraces and bluestone block steps and paths, salvaged from Melbourne's laneways, add unique touches to the outdoor space. Explore the convenience of the area with close proximity to schools, shops, hospitals, trains, and buses. Enjoy easy access to the iconic 1000 Steps walking trail, where nature beckons you to immerse yourself in its beauty. Delight in the abundance of local amenities, including schools, shopping centers, medical facilities, and efficient public transport options. With picturesque parks, reserves, and the scenic Yarra Valley nearby, this location offers a perfect balance of tranquility and convenience. Don't miss out on this opportunity to embrace a serene lifestyle in the Dandenong Ranges foothills. Contact us today to arrange a private viewing and make this retreat your own. Contact us today to arrange a private viewing and secure your slice of serenity in the Dandenong Ranges foothills. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers/tenants are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.