

# 25 Ranleigh Rise, Templestowe Lower, Vic 3107



## Sold House

Tuesday, 27 February 2024

25 Ranleigh Rise, Templestowe Lower, Vic 3107

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 669 m2

Type: House



Anthony Pittas  
0400079408



Andrew Keleher  
0417599135

**\$1,590,000**

Poised for a life of peaceful elegance, this quality clinker brick home is high-set in a cul de sac to encapsulate views of the Yarra Ranges. Zoned with a perfect balance of formal and casual entertaining, and only minutes walk to popular schools, Macedon Square and the boundless expanses of Ruffey Lake Park. Cherished for 52 years, the pristinely maintained residence introduces you to a secluded master suite with breathtaking leafy frontage, walk-through robe/dressing area and stylishly renovated, skylit ensuite with floor to ceiling tiles and deluxe finishes. A refined dining area with mirrored wall reflects the sumptuous sunken lounge opposite, where you can curl up with your favourite book by the open fireplace and marvel the northerly panoramic vistas, or enjoy the company of friends. Hardwood polished floors create a practical base in the adjoining family/meals zone, with a kitchen beautifully crafted for cooking and hosting all scale events. Displaying a Caesarstone island benchtop, soft-close drawers and high-end European appliances including a gas cooktop. Slate stairs guide you to a versatile rumpus/retreat or possible home office/guest bedroom with direct external and under-house workshop/cellar area access. Inviting you to explore the lovely established gardens where natives interact with hand-built bluestone walls and open brick paved, north-facing alfresco spaces. A separate BBQ area is primed for summer time fun, while you marvel the abundant birdlife. The home accommodates a further two zoned bedrooms with built-in robes plus a study with fitted desk and robes, easily adaptable to a 4th bedroom. The family bathroom has been expertly renovated with a chic freestanding bath, skylit stone vanity and separate toilet. Serviced by a generous laundry with extensive built-in storage plus a drying cupboard and access outdoors. Further features: gas ducted heating, evaporative cooling, ceiling fans, recently replaced Colorbond roof, 2 x water tanks, garden shed and a double carport. The neighbourhood is rich with pocket parks and sporting/leisure pursuits including nearby golf courses, Aquarena, Ted Ajani and Templestowe Reserves and the recreational galleries at Heide Museum of Modern Art. Close to Westfield Doncaster, Templestowe Village, and express buses to the city or airport via the freeway. Only minutes walk to Templestowe Heights Primary and Templestowe College. This charming home awaits a young family to move in and create new happy memories.