

# 25 Toulon Drive, Templestowe Lower, Vic 3107

 Real Estate

## Sold House

Thursday, 22 February 2024

25 Toulon Drive, Templestowe Lower, Vic 3107

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Area:** 725 m2

**Type:** House



Brett Philipp  
0425756789



Danial Rezaali  
0481777721

## Contact agent

A unique family entertainer of remarkable substance and character, this grand and elevated five bedroom residence is rustically styled with a hint of Tuscan decadence on a privileged allotment of 725 square metres (approx.) with sweeping views to the north of Melbourne. Providing exceptional accommodation this is a home that would benefit from a stunning renovation or a complete rebuild/new home (STCA) – either way, the home is destined to become a significant family holding in this coveted location. Entered via a generous north-facing courtyard at the front, the home evokes a distinctly Mediterranean feel as it flows through a huge formal lounge and an evocative kitchen / dining / living to culminate in a rear courtyard where a heated in-ground swimming pool and paved BBQ area promise an outstanding alfresco entertainers' lifestyle. Captivatingly crafted with a combination of dark timber cabinetry, exposed brickwork and tiled benchtops with outlooks to bluestone garden beds, the living areas feel wonderfully earthy and natural. A huge rumpus room with a built-in bar could readily be reinstated as a double garage to complement the home's circular driveway with carport parking for two vehicles, whilst an upstairs terrace is accessed via the main bedroom and reveals a northern panorama that is utterly spectacular. With so much to work with, the home also presents a unique blue bathroom with a spa bath, a powder room and an extraordinary sense of future potential. This is a sought-after pocket of peaceful family harmony within easy reach of Ruffey Lake Park, Aquarena Aquatic and Leisure Centre, Templestowe Heights Primary School and Westfield Doncaster as well as the Eastern Freeway with its Park & Ride bus service.