

# 26 Toumlin Grove, Viewbank, Vic 3084

## House For Sale

Tuesday, 30 January 2024

Miles  
EST. 1924

26 Toumlin Grove, Viewbank, Vic 3084

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 697 m2

Type: House



Paul Carbone  
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Sue Lacey  
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**\$1,180,000 - \$1,250,000**

A highly-prized hilltop location commanding magnificent valley views is the idyllic setting for this superb four bedroom residence embraced by beautiful landscaped surroundings. Established native and perennial garden where all-seasons' hues attract birds and butterflies introduces this attractive single-level home offering a wonderful family lifestyle in a quiet and friendly neighbourhood where children can safely walk to Viewbank Primary School without crossing a street. Preceded by an elevated undercover veranda that captures the sweeping outlook, a spacious layout of impressive proportions affords garden aspects from every room all flooded in glorious natural light. Polished Tasmanian Oak floorboards, huge windows and a HeatnGlo gas fireplace feature in a large living room that extends to a central open-plan kitchen boasting a suite of quality Smeg and Miele appliances. Adjoining is a stylish family lounge/dining area where sliding doors open to a wide undercover deck and secluded sun-filled rear garden that's ideal for entertaining guests and playing kids. Accentuated by original mid-century character, the flexible interior continues with four great-sized bedrooms including built-in robes, or three and north-facing home office, complemented by two brilliantly renovated new bathrooms, separate toilet and a fabulous full laundry. Features include ducted heating, split-system air-conditioning, double-glazing and extensive storage while there's also a garage-size workshop, storeroom or potential studio, under-house storage and plentiful off-street parking. Offering quick and easy access to Lower Plenty Road and shopping, this delightful family home on a 697m<sup>2</sup> allotment (approx) is perfectly situated in the Viewbank College zone just a short stroll to the tennis club, milk bar, chemist, maternal health centre and kindergarten, buses, Price Park, playground and relaxing river trails. Miles Real Estate