

**28/86 Graham Road, Viewbank, Vic 3084**

**Nelson Alexander**

**Unit For Sale**

Thursday, 9 May 2024

28/86 Graham Road, Viewbank, Vic 3084

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Mark Verrocchi  
0413135935



Bella Cortese  
0394202900

## **Auction \$590,000 - \$640,000**

Positioned within the private 'Woodland Grove' complex, well known for its idyllic backdrop of towering mature trees and peaceful position adjacent Creekbend Reserve, this recently refurbished villa unit will excite and delight buyers valuing single level simplicity in a tranquil, community-minded enclave. Immaculately renovated to cater for modern comfort, natural light emanates across the home's two spacious robed bedrooms and bright bathroom with separate bath and dramatic skylight. A pristine kitchen with timber benches and generous storage adjoins the vast living and dining room where light streams in from every angle! Add to this, polished timber flooring, heating/cooling, under stair storage, secure lock up garage and full laundry opening onto a huge courtyard garden with country-style ambience, a truly relaxing sanctuary to be enjoyed. Ideal for first owners, small families or buyers looking to downsize – not downgrade – surrounded by likeminded and friendly neighbours, moments to endless parklands and walking trails along Banyule Flats and Creekbend Reserve. Enjoy a short stroll to esteemed Viewbank College nearby, plus local primary schools, Burgundy Street shopping, hospital precincts and Rosanna Village shops and trains all easily accessible.