

**28 Romilly Avenue, Templestowe Lower, Vic 3107**



**House For Sale**

Saturday, 2 March 2024

28 Romilly Avenue, Templestowe Lower, Vic 3107

**Bedrooms: 4**

**Bathrooms: 4**

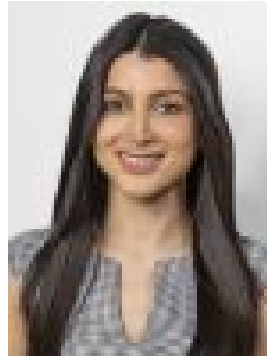
**Parkings: 2**

**Area: 677 m2**

**Type: House**



Mark Di Giulio  
0407863179



Raha Hossain  
0449054007

**\$1.35m - \$1.45m**

Spectacular views, large living zones and exposed timber beams are all hallmarks of this sprawling traditional estate, that was undoubtedly ahead of its time in terms of design, construction and luxury finishes. The time now is for a new family to move in and make their own, whether that be with a contemporary renovation, the construction of their dream home or re-development into a modern multi-dwelling development (STCA). A family focused tri-level layout boasts a semi-formal lounge with sliding door access to a sun-drenched north-facing balcony, a formal dining area and a conducive kitchen with quality appliances and a meals space. Bedroom accommodation on this level includes 3 with robes and a study/bedroom option, the master incorporates its own en-suite and all enjoy connection to the matching main bathroom with shower and corner spa bath. From here, the choice is yours, head upstairs to the 4th bedroom and another study/bedroom option and yet another bathroom, or downstairs to fantastic rumpus/retreat with built-in wet bar, a 4th bathroom with laundry facilities and direct access to the picturesque outdoors. Out here a second balcony offers the perfect vantage point to supervise the kids and pets exploring the private backyard. Gas ducted heating, evaporative cooling, a water tank and double garage are valued additions to a home whose future will only be limited by your imagination. Within walking distance to the Templestowe Heights Primary School, Templestowe College, Macedon Plaza Shopping Village and the Aquarena Aquatic Centre, close to Ruffey Lake Park, as well as enjoying easy access to the Westfield Doncaster Shoppingtown, High St, Manningham Rd, Doncaster Rd, Tram Rd and the Eastern Freeway.