

**31 Holland Road, Ringwood East, Vic 3135**



**House For Sale**

Tuesday, 14 May 2024

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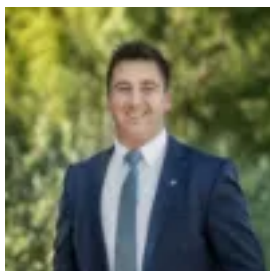
**Bedrooms: 3**

**Bathrooms: 1**

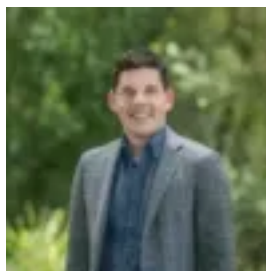
**Parkings: 2**

**Area: 385 m2**

**Type: House**



Alan Hodges  
0398706211



Jacob McGlinchey  
0398706211

**\$870,000 - \$950,000**

Enjoying an idyllic family setting on a peaceful tree-lined street, this impeccably presented character weatherboard showcases inviting interiors awash with natural light. Retaining elegant original features enhanced by a tasteful contemporary renovation, the home offers quality custom finishes throughout, with a sundrenched private deck overlooking a verdant courtyard garden. Positioned just a stroll from buses, Holland Road Playground and Dublin Road playground, and within walking distance of Mullum Mullum Creek Trail, East Ringwood Reserve and Maroondah Hospital, the home is zoned for both Mullum Primary School and Melba Secondary College. Set a short five-minute drive from Eastland Shopping Centre, Ringwood Lake Park and EastLink, the location is also moments from Tintern Grammar, Ringwood East Station and local Railway Avenue shopping and cafés. Boasting lofty high ceilings, ornamental picture rails and original polished hardwood floors throughout, the home greets guests into an inviting living room with a potbelly wood fireplace and a bluestone hearth. Finished with graceful plantation shutters, the living room overlooks the leafy front garden and a soaring liquidambar tree. At the rear, a spacious separate open plan dining area flows out through double glazed bifold doors to an expansive north facing alfresco deck with a retractable awning, superbly integrating the indoor and outdoor spaces for seamless year-round entertaining. The deck leads to a paved courtyard garden framed by a low maintenance cottage and native garden, creating a secure private haven for outdoor children's play or pets. A showpiece contemporary kitchen comprises oversized marble-effect Caesarstone benchtops, ample soft-close cabinetry, a plumbed fridge space, and a full suite of premium Miele appliances including both classic electric and steam ovens, a 900mm gas cooktop with wok burner, and a semi-integrated dishwasher. Three light-filled bedrooms are each equipped with generous full height built-in wardrobes, and are complemented by a tranquil fully-tiled central bathroom with a waterfall shower over bathtub, a sleek recessed cistern toilet, a hung stone vanity, a heated towel rail, and Italian terrazzo flooring. Featuring classic emu wire fencing, gas ducted heating, evaporative cooling, instantaneous hot water, sash windows, designer lighting fixtures, plantation shutters, solid custom internal doors, a bright renovated laundry, matching cabinetry throughout with excellent storage, and a retractable shade / insect screen between the alfresco area and interior, the home also includes a remote double lock-up garage. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.