

**34 Grantham Road, Viewbank, Vic 3084**



**House For Sale**

Monday, 17 June 2024

34 Grantham Road, Viewbank, Vic 3084

**Bedrooms: 4**

**Bathrooms: 1**

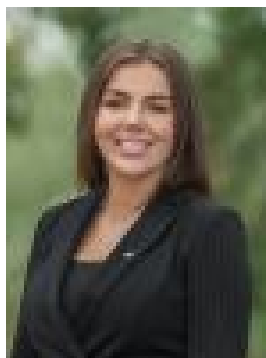
**Parkings: 2**

**Area: 571 m2**

**Type: House**



Aaron Yeats  
0400067024



Ashleigh Garch  
0402660934

## **\$1,050,000 - \$1,150,000**

An easy walk from Creek Bend Reserve, 430m (approx.) away from Viewbank Primary, and 2km (approx.) to Viewbank College, this stylish, well-positioned home delivers a contemporary family lifestyle. Flawless in presentation, natural light bounces off the timber floors in the spacious open-plan living room and dining domain, anchored by a gourmet kitchen boasting a stone breakfast bar with a waterfall-edge, quality Fisher & Paykel appliances, and clever storage. Glass sliding doors open to provide a seamless indoor-outdoor flow to the secure backyard, highlighted by a paved alfresco zone and an open-air deck with bench seating - the ideal spot for casual meals or larger social gatherings. Accommodation includes 4 light-filled bedrooms, (master with ensuite), and a modern family bathroom with a freestanding tub, dual basin vanity, and a walk-in rain shower servicing the remaining bedrooms. Finishing touches include split system air conditioning, ceiling fans, garden shed, a double carport, and side gates for additional off-street parking. Minutes from Rosanna Village, bus and train services, Lower Plenty shops and cafes, extensive parkland and the Yarra River, and a little further to La Trobe University, Northland and Warringal Shopping Centres, and major hospitals in the area.