

**36 Hardware Lane, Taylors Hill, Vic 3037**

**House For Sale**

Tuesday, 12 March 2024

**MAIN|ROAD**  
REAL ESTATE

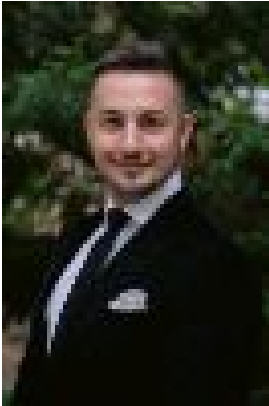
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**Bedrooms: 3**

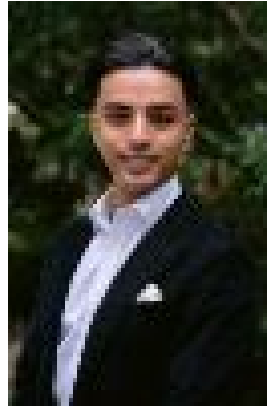
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Reece McKechnie  
0487408771



Tyson Cardamone  
0411462539

**\$630,000 - \$690,000**

Ideally positioned within a quiet court, Main Road Real Estate proudly presents an unmissable opportunity for young and growing families; a beautifully appointed, contemporary 3-bedroom home, combining multiple living areas, outdoor entertaining options and a highly convenient, coveted address. Enjoying a manicured facade, stepping inside to a traditional entryway, running through the home as a central spine. Set atop beautiful timber flooring, the home enjoys zoned open-plan living, comprising a separate living area, ideal as a dedicated theatre space or formal sitting room, dedicated dining space, and a casual family room adjoining the kitchen, keeping everyone together throughout daily life. Embodying transient indoor-outdoor living, sliding stacker doors forge a connection with the undercover outdoor area, bolstered by cafe blinds for year-round use. Surrounded by a lush expanse of lawn and a thriving garden, perfect for kids and pets to run and play. Built for entertaining, the premium galley-style kitchen showcases quality appliances, including 900mm gas cooktop, in-built oven and dishwasher, complemented by a deep double sink, walk-in pantry, and an abundance of storage throughout. Completing the picture, the feature breakfast bar with elegant feature pendant lighting creates an informal eating area, or can be utilised as a centrepiece to a buffet-style occasion. With a total of three bedrooms throughout, each set atop plush carpet, the palatial master suite boasts a huge ensuite with notable features being dual vanity, large shower with double rainwater heads, and a separate toilet, then flowing through to the walk-in robe with boundless storage capabilities. Meanwhile, bedrooms two and three are each fitted with a built-in robe. Centrally located, the sparkling family bathroom creates a beautiful space that is not only primed to help you get ready for the day, but also to blissfully unwind in at the end of the week. Offering a choice of built-in bathtub or large glass shower, plus large vanity with under-bench storage and a separate powder room, making it both elegant and efficient. Other features include a double lock-up garage with internal and rear yard access, large laundry, water tank, and gas ducted heating paired with refrigerated ducted cooling for year-round comfort. Situated in a peaceful pocket, enjoy living within walking distance to Taylors Hill Central Park, Homestead Park, Taylors Hill Recreation Reserve, Community Hub shops and eateries, and Copperfield College. Meanwhile, a short drive gets you to Taylors Hill Village with anchor tenant Coles, Springside Kindergarten, Primary School and Recreation Reserve, Southern Cross Grammar, and Watergardens Shopping Centre & Railway Station.