

36 The Grange, Templestowe, Vic 3106



Sold House

Wednesday, 13 September 2023

36 The Grange, Templestowe, Vic 3106

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 780 m2

Type: House



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\$1,310,000

Embrace a harmonious blend of spaciousness, natural light, and a comfortable layout in this inviting two-story, five-bedroom family residence sitting on 780 sqm (approx.). Basking in the cheerful warmth of a northern orientation, the home boasts a seamless arrangement of living spaces, all within an exclusive neighborhood that grants easy access to the picturesque Ruffey Lake Park on foot. Upon entry, you're greeted by a welcoming foyer that leads to a formal lounge and dining area. The dining space is particularly bathed in northern sunlight and impresses with its generous dimensions. The heart of the home is the open-plan meals and kitchen zone, complete with abundant countertop space and storage options. This area effortlessly flows to the expansive backyard, adorned with lush grass. Here, you'll find a sizable, covered entertainment area that's perfect for hosting barbecue gatherings all year round. If you find yourself desiring more room, simply venture to Ruffey Lake Park, where additional barbecue facilities, playgrounds, and scenic walking/biking paths await for the entire family's pleasure. Ascending to the upper level, you'll uncover four double-sized and well-lit bedrooms, including a master with its own ensuite. Complementing these rooms is a spacious family bathroom and a sun-soaked retreat that opens onto a sweeping balcony offering scenic valley views. Designed with a larger family in mind, the home features a downstairs study that can easily adapt as a fifth bedroom when needed. The residence is kept comfortable with gas ducted heating, split-system heating and cooling, and the convenience of ducted vacuuming. Positioned for utmost convenience, the home is zoned for Serpell Primary School and Doncaster Secondary College and provides direct access to St Charles Borromeo Catholic Primary School, Westfield Shoppingtown, bus transportation, Ruffey Lake Park, and the Eastern Freeway. Whether you seek relaxation in the sprawling parklands or elegant living within, this property effortlessly combines the best of both worlds.