

# 37 The Boulevard, North Warrandyte, Vic 3113

FLETCHERS

## House For Sale

Tuesday, 12 December 2023

37 The Boulevard, North Warrandyte, Vic 3113

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1475 m2

Type: House



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**\$995,000 - \$1,094,500**

Discover serenity in North Warrandyte with this captivating property. Featuring 3 bedrooms boasting built-in robes and 2 beautifully renovated bathrooms, this home blends modern comfort with timeless allure. The open-plan living area, adorned with an inviting fireplace and split-unit air conditioning, promises cozy gatherings year-round. Step outside onto the expansive north facing deck overlooking the treetops—a perfect setting for relaxation and entertainment. With driveways at both front and rear, a double carport, and abundant off-street parking, convenience is at your doorstep. Situated on a 1,475sqm mostly cleared allotment, this property offers an expansive canvas for your dreams. Revel in the abundance of natural light pouring through the numerous large windows, dancing upon the elegant floorboards. The laundry, strategically positioned off the kitchen, adds practicality to the seamless design. Nestled in a secluded pocket of North Warrandyte, this residence maintains easy access to reserves, schools, shops, eateries, trails, and an easy walk to the picturesque Yarra River. Embrace the perfect harmony of solitude and connectivity in this enchanting locale, where each detail is tailored for a refined lifestyle. Terms: 10% deposit, balance 90/120 days