

# 38 Clontarf Crescent, Templestowe, Vic 3106



## Sold House

Sunday, 20 August 2023

38 Clontarf Crescent, Templestowe, Vic 3106

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact agent

Lifestyle living at its absolute best. This exceptional home offers a total of 5 bedrooms and a study, the opportunity for guest/extended family living, entertaining options both indoor and out, space to operate a WFH business and tranquil treed parkland at the rear. Over 3 flexible levels and flooded with natural light from clerestory windows and skylights, this beautifully presented home is every family's dream. The entry level comprises 3 bedrooms and a family bathroom plus a study. Down a level, the huge living room and separate dining area open out to the vast undercover entertainer's balcony. Engineered timber floors and white-washed timber ceilings enhance the welcoming Hampton's style vibe. The main bedroom is isolated from the living area, with spa ensuite, WIR and balcony access. The lower level is where the floorplan flexibility really shines. A large rumpus room could be a home theatre, there is a further living/dining room, a stylish full 2nd kitchen, bedroom and ensuite. Invite guests to stay, house the teenagers or WFH. The adjoining paved terrace adds to the entertaining capacity, as does the solar heated pool and spa. Step through the back gate to Green Gully Park walk and cycle trails, wetlands and bush, off-leash reserve, playground and BBQ facilities. Zoned for Warrandyte High and Serpell Primary and close to St Charles Borromeo Primary. The Pines SC and local and city buses are only a few minutes away. Features\* Ducted heating and OFP\* Split system reverse cycle air-conditioners\* Covered upper-level alfresco deck\* Lower-level paved entertaining area\* Swimming pool and spa\* Rear garden shed\* Double carport plus space to park off-street Terms: 10% deposit, balance 60/90 days