

**39 Bostock Avenue, Manifold Heights, Vic 3218**

**buxton**

**Sold House**

Friday, 29 September 2023

39 Bostock Avenue, Manifold Heights, Vic 3218

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 950 m2**

**Type: House**



Ben Riddle

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Max Hardwick

0459669724

**\$1,351,000**

Occupying an expansive 950m<sup>2</sup> (approx.) with rear lane access, this much loved family home enters the market representing an exceptional opportunity to secure a sizeable parcel in one of our most prestigious pockets of Manifold Heights. Neatly maintained, the home accommodates spacious family living now, with further scope to update, renovate, develop, subdivide or build your dream home (STCA). Situated within walking distance of shopping, cafes, restaurants, excellent schools, parks and reserves, this location offers an idyllic leafy lifestyle, whilst only approx 10 minutes from the CBD. Set in tree-lined surrounds, the property enjoys a tranquil setting. Off the entry, a spacious living room features an original brick mantel with gas log fire, offering an inviting space to retreat or entertain. A beautiful timber staircase divides the room, leading to a quiet study nook providing a great space to work from home. The adjoining kitchen and dining area is well equipped for family living, featuring quality timber cabinetry, 600mm Miele oven, gas cooktop, dishwasher, endless bench space and storage, walk-in pantry, and an easy connection with the alfresco area, perfect for entertaining. Five bedrooms are all of generous size, three are located on the upper level accompanied by a bathroom and second living area, connecting to front and rear balconies. Two further bedrooms on the ground floor are serviced by a central family bathroom and separate powder room. Outdoors, the undercover entertaining area offers a private space to relax or entertain overlooking the large backyard which offers ample space for the kids or pets to play. A carport, garage/workshop, storeroom and excellent rear access to further parking adds to the fantastic functionality of the property. Great for families, nearby schools include Manifold Heights and Holy Spirit Primary Schools, Clonard, St Joseph's, Sacred Heart and Geelong College campuses. If you've been waiting for the perfect opportunity to secure property in tightly held Manifold Heights, look no further! Terms: 10% Deposit, 30/45/60 day Settlement. For alternative arrangements, please discuss with agent.