

39 Hillcroft Drive, Templestowe, Vic 3106



House For Sale

Friday, 3 May 2024

39 Hillcroft Drive, Templestowe, Vic 3106

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 925 m2

Type: House



Edison Kong
0435841615



Jamie Christoflos
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\$1,600,000 - \$1,760,000

AUCTION THIS SATURDAY | Presenting enviably grand proportions with soaring double height ceilings, this expansive residence promises an effortlessly impressive lifestyle for large-scale entertaining. Encompassing multiple separate living and dining areas, the home is poised high above the street with a majestic double door entry. Set on an immense 925sqm block with approximately 500sqm of garden space at the rear, the home also offers exciting scope for those looking to redevelop, subdivide or rebuild (STCA). With a coveted north facing rear, the home is situated just metres from Ruffey Lake Park and Ruffey Creek Trail, with buses within easy walking distance. Zoned for Templestowe College and Templestowe Heights Primary School, the home is also set close to Westfield Doncaster, EastLink, Templestowe Village shopping, The Pines Shopping Centre and Westerfolds Park bushland. Framed by a wide verandah and landscaped terraced gardens, the home greets guests into a magnificent formal living room with a lofty exposed beam pitched ceiling. A large separate formal dining area provides an exceptional layout for hosting extended family, while a generous separate casual dining and family room is set at the rear. The secure north facing backyard offers a sundrenched dining terrace, an alfresco area with a mains gas barbeque space and outdoor kitchen, and leafy established gardens. An impressively proportioned entertainers' kitchen comprises extensive classic timber cabinetry, an enchanting conservatory window, a breakfast bar for casual meals, a stainless steel dishwasher and fully integrated microwave, a 900mm gas cooktop, and twin AEG wall ovens. Elevated on the upper level, an oversized master suite includes a large adjacent office / nursery space with access to a carpeted storage area, a walk-in wardrobe, and a spacious private ensuite with bidet. Two additional bedrooms are each equipped with mirrored built-in wardrobes, and are complemented by a lavish central bathroom with a corner spa bathtub a twin vanity, and a separate W/C. Each of the upper level bedrooms open directly to front and rear balconies, creating a peaceful sense of space and light throughout. The main floor offers a large home office / fourth bedroom, a third full bathroom, and a laundry with direct outdoor access. Recessed on the lower level, a fifth bedroom provides flexibility for use as an office space, rumpus area or home gym. Featuring gas ducted heating, split system air conditioning, floating timber floors, ducted vacuuming and an intercom, the home also includes a double lock-up garage with a substantial adjacent workshop. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.