

**4/13 Kampman Street, Bulleen, Vic 3105**



**Sold Townhouse**

Monday, 18 March 2024

4/13 Kampman Street, Bulleen, Vic 3105

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Anthony Pittas  
0400079408



Nicole Qiu  
0422419357

**\$800,000**

Expressions of interest closing Tuesday 9th April at 5pm. Directly overlooking the lush surrounds of Koonung Reserve, an idyllic lifestyle awaits in this elevated light streamed home. Architectural design elements from the 1970's combine with neutral modern tones to add stylish flair to the layout. Attractive to couples and professionals working in the CBD, with additional benefits for savvy investors, the home's spacious floorplan impresses. The living and dining room soaks up inviting park vistas, displaying stunning cathedral ceilings, hardwood polished floors and a front tiled terrace. A skylit kitchen has been smartly upgraded with stainless steel appliances and offers a gas cooktop with contemporary subway tiled splashback plus a servery. Two bedrooms with built-in robes are conveniently placed in their own wing with a pristine bathroom and laundry facility. Offering the convenience of a bath and shower plus separate WC. One of the most surprising features of this home is the outdoor entertaining on offer. Welcoming a very generous and extremely private rear courtyard, and covered zone ideal for enjoying the company of family and friends. Requiring minimal upkeep with back gate entry and handy side garden storage area ideal for a bike or extra chairs. The home is one of four side by side homes and further features: solid timber stairs, gas ducted heating, evaporative cooling and split system in living area, downstairs storage plus internal entry to a large single car garage, adjoining a wine cellar. Metres to parkland, playgrounds, sporting facilities and boundless trails with city and suburban connections. Walk to Thompson Heights Shops, and handy to Bulleen Plaza, Macedon Square, Westfield Doncaster and a superior selection of shopping and dining. Stroll to Park n' Ride buses and minutes to the freeway's gateway. Close to Marcellin College, Belle Vue and St Clements of Rome Primary Schools, along with childcare facilities. Packaged for a life of uninterrupted ease with unmistakable character. Inspect now! 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.