

# 4 Claremont Lane, Bulleen, Vic 3105



## House For Sale

Wednesday, 27 December 2023

4 Claremont Lane, Bulleen, Vic 3105

Bedrooms: 4

Bathrooms: 2

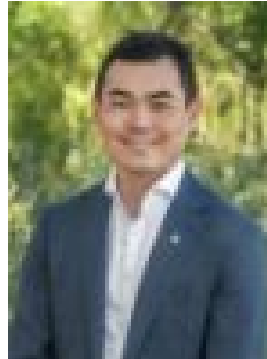
Parkings: 2

Area: 655 m2

Type: House



Frank Perri  
0414680483



Edison Kong  
0435841615

**\$1,250,000 - \$1,350,000**

First open for inspection will be held on Saturday 6th January 11:30-12pm. Peacefully situated within a quiet cul-de-sac, this generous single level home offers ample space for relaxed family living, with a spacious alfresco entertaining area showcasing sweeping elevated views. Positioned just moments from lush Yarra River bushland walking trails, Marcellin College, buses and Bulleen Plaza Shopping Centre, and in easy reach of Heide Museum of Modern Art, Heidelberg Station and Austin Hospital, the home is zoned for both Viewbank College and Belle Vue Primary School, and is also close to Eastern Freeway and Koonung Creek Trail. With gleaming hardwood flooring and a cosy wood burning heater, the living room flows seamlessly out to an inviting wisteria-draped terrace, creating a shady haven for outdoor living. At the rear, an expansive alfresco area offers electric heating and mains gas connection, ideally laid out for relaxed year-round entertaining. The backyard includes a paved area and a lawn, providing plenty of secure space for children's play or pets. The separate dining area leads out to side patio capturing stunning sunrise views, set alongside an airy kitchen with ample cabinetry and stainless steel appliances including a gas cooktop, dishwasher and electric wall oven. Secluded at the front of the home, the master bedroom offers double built-in wardrobes and a private ensuite. Three additional bedrooms are each equipped with built-in wardrobes, positioned alongside a central bathroom with a large shower, a separate bathtub and a separate W/C. Featuring gas ducted heating, evaporative cooling, split system air conditioning, a full laundry with direct outdoor access, roller blinds, external shade blinds and decorative shutters, the home also includes a double carport plus space for additional off-street parking.