

# 40 Olympus Drive, Templestowe Lower, Vic 3107



## House For Sale

Thursday, 9 May 2024

40 Olympus Drive, Templestowe Lower, Vic 3107

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 648 m2

Type: House



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**\$1,380,000 - \$1,480,000**

Streaming light through its stunning architectural proportions and high-set windows, this uniquely designed home thoroughly impresses throughout. Three distinct communal living zones plus a versatile floorplan with indoor/outdoor flow, and beautiful, low maintenance garden pockets provide wonderful options for a family. The layout exudes space and privacy, with a sunken formal lounge/dining completed by alluring cathedral ceilings, offset by a stone stacked feature buffet area. A cleverly integrated study provides future options for a 4th bedroom. The remaining three robed bedrooms with ceiling fans and a spotless family bathroom with floating stone topped vanity and a deep soaking bath are displayed on the entry level. A master suite provides the unmistakable elegance of a modern ensuite and walk-in robe. Completely zoned, the sunny meals area introduces an engaging space with recently refurbished kitchen displaying Fisher and Paykel oven and gas cooktop and a Bosch dishwasher. Push touch cabinetry and pull-out pantry just add to the great functionality. A picture sized window reflects light soaked vistas over a shaded courtyard, with a second brick paved alfresco wrapped in vibrant seasonal ornamental vine. Options abound with a decked area for relaxing in established gardens, plus a firepit space for added atmosphere to an occasion. Ideal for an active family with locked back gate access to Aquarena for a morning swim or fitness workout, and paths leading through to zoned Templestowe College, Templestowe Heights and St Kevin's Primary Schools. A third oversized rumpus/games room is wonderful as a large entertaining space with dual access outside, and the possibility of converting part of it to a 5th bedroom if required. The home offers extra comfort with hydronic underfloor heating, split systems x 3, select quality window furnishings and carpet, pendant lighting, gas hot water, a raised veggie garden and a double carport. Beautifully renovated with nothing to do but move in and enjoy the home and connected location. Stroll to Ruffey Lake Park, walking trails and play spaces, and only minutes to Macedon Square and a brilliant mix of designer and high fashion stores at Westfield Doncaster. Templestowe Village beckons with an array of cafes and specialist shops, and close to excellent medical facilities. Serviced by city buses and only minutes to numerous elite private schools incl Marcellin College, and the freeway for your everyday commuting. 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.