

**43 Appletree Drive, Glen Waverley, Vic 3150**

**Sold House**

Wednesday, 13 September 2023



43 Appletree Drive, Glen Waverley, Vic 3150

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 786 m2**

**Type: House**



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**\$1,590,000**

Tranquilly placed in one of the most sought after pockets of Glen Waverley, this memory-rich home is connected to miles of parkland, walking trails and all the amenities a family seeks. Offering a beautiful place to start your family or watch them grow, complete with an inground swimming pool, versatile studio/home office and gorgeous established gardens. Strongly held for 43 years, the home presents as a blank canvas for some creative renovations to enhance the unique features or the possibility of a double storey extension/modern rebuild with wide frontage (STCA). Investors will additionally find that this area is in constant demand, with lucrative returns. Gently elevated on the high side and streamed in brilliant sunlight and garden aspect throughout, the classic features bring a distinct sense of warmth and unity. A large lounge room with French doors integrates with family/dining through a wetbar/servery and the kitchen exudes 70's style with hardwood timber cabinetry an ingenious built-in butcher's block and original working appliances including gas cooktop and electric oven. Both living areas extend to a fantastic haven of uninterrupted space. Choose to relax and admire the meticulously maintained gardens or host a fabulous party accompanied by a pergola for Melbourne's unpredictable weather. The kitchen's large windows open for direct service, ideal for family BBQs or drinks with friends.

The master displays an ensuite and exemplifies elegance and class with a neutral colour palette adorned with a chandelier and double hung French window. Cleverly, the dual-access shower is shared by the family bathroom which also contains a sunken bath tub and separate toilet, with both spaces marvelling a private bamboo garden backdrop. A further three bedrooms add comfortable accommodation for children. Providing: two split systems, gas ducted heating throughout, laundry and great storage including a linen press and garden shed, 3 x 1670L water tanks and a large double carport.

The neighbourhood offers an abundance of lifestyle activities. Walk to Napier Reserve and Baseball centre along with Shepherds Bush and a network of tracks leading to Glen Vale Tennis Club and beyond. Minutes to Jells Park, The Glen Shopping Centre or pick up your local supplies at Kerrie Road shopping strip. Zoned to Mount View Primary and close to Appletree Hill Kindergarten, Glen Waverley Secondary College, and a selection of elite secondary schools including Caulfield Grammar and Wesley College, with centrality to Monash University and Deakin University. Excellent access to public transport and Eastlink. Inspections will excite you with the possibilities.