

43 Birchgrove Crescent, Templestowe, Vic 3106



Sold House

Friday, 1 September 2023

43 Birchgrove Crescent, Templestowe, Vic 3106

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 827 m2

Type: House



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\$995,000

This welcoming family home enjoys a prized location in a quiet crescent, within the desirable catchments of Serpell Primary School and Doncaster Secondary College. Spanning a generous corner allotment of approximately 827 square metres, it offers immediate comfort with an eye to further renovation. Upon entering, you're greeted by a substantial open-plan living and dining room, which steps down into a sizable rumpus room for family time, casual get-togethers and large-scale entertaining. Centrally positioned, the updated kitchen is equipped with a 900mm wide oven and cooktop with fish burner, dishwasher, and thoughtfully allocated room for two fridges. On the upper level, two well-proportioned bedrooms await, each fitted with built-in robes and access to a balcony that provides lovely neighbourhood views. The main bedroom benefits from direct access to the shared bathroom. The home's functionality is further amplified by an additional bedroom and bathroom on the lower level. Outside, the expansive backyard brims with potential. Whether you imagine a lovely garden or perhaps an extension to the existing structure, there's ample space for creativity. For those with a vision, the expansive land invites a fresh start (STCA), options enhanced by the dual street frontages adding flexibility to the design. Features include two ceiling fans and a skylight in the living/dining room, split-system air conditioners, two garden sheds, and off-street parking for multiple vehicles. In terms of location, the home truly shines. Take a leisurely stroll to Ruffey Lake Park, or perhaps indulge in some retail therapy at nearby shopping hubs such as The Pines Shopping Centre, Templestowe Village, and Westfield Doncaster. And for those needing to commute, the Eastern Freeway provides efficient connectivity. If you are unable to attend the auction but wish to bid on this fantastic property, please follow the link to register to bid online - <https://anywhereauctions.com.au/app/property?propertyId=35794> Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.