

45 Rooney Street, Templestowe Lower, Vic 3107



House For Sale

Friday, 3 May 2024

45 Rooney Street, Templestowe Lower, Vic 3107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 745 m2

Type: House



Chris Savvides
0417599664



Thi Nguyen
0423027036

\$1,180,000 - \$1,280,000

Boasting a proud history raising a family in the timeless interiors, this neatly maintained sun soaked BV home presents numerous exciting opportunities. Renovate and add your own distinct style, lease out, or rebuild a brand new architectural home STCA. Placed in one of the best Templestowe Lower locations with incredible rear facing views of the ranges. Only a street away from Macedon Square/Plaza and an array of shops, eateries and services. Terrazzo porch tiles lead you inside to a lounge and dining that catches the glorious afternoon sunshine and a 180 degree panoramic view of the mountains. The smart cream toned kitchen with ample storage has been thoughtfully maintained with white goods including an Asko dishwasher. A breakfast bar connects with family/meals area to further relish the views. Complemented by 3 robed bedrooms upstairs and a tidy bathroom (separate shower and basin plus an individual toilet, in addition to a sunken bath and second vanity. This space has huge potential to be renovated into a modern bathroom that suits the needs of a growing family. The master also has an enclave with a vanity and basin with huge promise of an ensuite in the future. A secure internal door leads down a solid floating staircase to a downstairs rumpus room or possible 4th bedroom adjoining a laundry, toilet and access to a tandem garage with rear roller door to the garden. The sizeable backyard provides a large concreted area to either store vehicles or perhaps convert to a fabulous outdoor entertaining area, with ample grassed area and easy side gate access. Extra features: split systems, provision for gas ducted heating, storage and a security alarm. Placed in this attractive tree lined street on a 745m² block, with the promise of incredible views and strong appeal to a range of buyers. Minutes stroll to the lush playing fields at Ted Ajani and Timber Reserves and Ruffey Lake Park and Aquarena's incredible facilities. Footsteps to great education at Templestowe College, St Kevin's Primary and Templestowe Heights Primary, and a short bus ride to Marcellin College and a host of Kew education. Handy to Westfield Doncaster, Bulleen Plaza, Templestowe Village, Yarra Parkland trails, medical services and city express buses via the Eastern Freeway. Central to all your needs – this is a great opportunity to make it your own. 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.