

5 Montclair Court, Templestowe, Vic 3106



Sold House

Wednesday, 14 February 2024

5 Montclair Court, Templestowe, Vic 3106

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 673 m²

Type: House



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\$1,301,000

Bring your life into balance in this gem of a home abutting the Ruffey Creek Linear Trail. Enjoy tranquil gatherings and a myriad of birdlife, connected to all your needs and only minutes walk to Templestowe Village. The highly sought after cul de sac position will strongly appeal to a family or investor with potential to lease out and reinvent. Cosy and comfortable with immaculate light saturated rooms and a contrast of slate tiles and plush dark grey carpet. All three bedrooms are appointed with robes, evenly positioned with the master offering a neat ensuite, and the main timber-lined bathroom provides a spacious bath, shower and gold toned tapware. The sun bathed living and dining areas enjoy floor length windows that overlook the blissful native setting. Adjoining a bright Caesarstone kitchen and breakfast bar fitted with quality appliances including a stainless steel electric cooker, gas cooktop and rangehood plus Fisher and Paykel dishwasher. Elegantly enhanced by bevelled soft-closing drawers and a metallic glass splashback. Extra features include gas ducted heating, split system cooling, 2 x ceiling fans, laundry and a double carport. Relish the idyllic backdrop with a generous merbau entertaining deck with pitched roof for fabulous all-weather events. The established fenced garden with back gate access to the trail, offers a homely scene with a mature lemon tree, vibrant crepe myrtle and raised veggie/herb gardens. In the future, the flat roofed home and 673m² block invites a possible second storey extension or brand new modern recreation, subject to council approval. Superbly placed opposite the idyllic Ruffey Creek Linear Trail with direct links to Ruffey Lake Park, Montpellier Reserve and close to the Yarra parklands incl Finns Reserve, Wombat Bend and Westerfolds Park via the Yarra Trail. Take a leisurely stroll for a latte at Templestowe Village and minutes to The Pines Shopping Centre, Macedon Square/Plaza and Westfield Doncaster. Zoned to the highly regarded Templestowe College, neighbouring Templestowe Heights and St Kevin's Primary Schools. Great links to Aquarena, express city buses and the freeway.