

**6/17 Rosella Street, Murrumbeena, Vic 3163**



**Sold Townhouse**

Wednesday, 28 February 2024

6/17 Rosella Street, Murrumbeena, Vic 3163

**Bedrooms: 3**

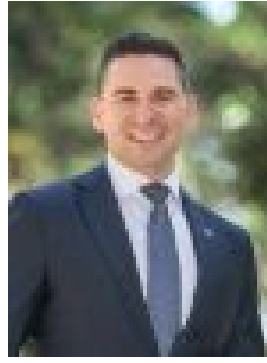
**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Andrew Panagopoulos  
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**\$1,065,000**

Presenting a luxurious three bedroom plus study, two bathroom townhouse exuding meticulous attention to detail, top notch quality, versatile design, and genuine designer charm, nestled in the serene heart of Murrumbeena. Situated within a boutique complex of only six residences, this home caters perfectly to downsizers, small families, and young professionals alike. Upon entry, a striking pergola pathway surrounded by landscaped gardens and a Corten steel fence sets the tone, leading to the home's captivating façade adorned with weathered Ironwood timber complementing sleek render. Inside, light timber floors define the expansive central living zone, incorporating lounge and dining spaces, along with a premium kitchen boasting stone benchtops, Bosch/Smeg appliances, and a flexible butler's area doubling as the laundry. The master bedroom on the lower level offers a walk-in robe and semi-ensuite with rain shower, while upstairs reveals two bedrooms with fitted built in robes, a study/retreat, and a stylish bathroom. Additional highlights include a tranquil courtyard accessible from the living area and master bedroom, reverse cycle heating and cooling, double glazed windows, 2.7m ceilings and a single secure garage with storage. Enjoy all this at the back of the block, with immediate access to a communal garden featuring an abundance of local and exotic fruit trees. Tucked away in peaceful Murrumbeena, yet conveniently close to Koornang Road cafes, shops, Chadstone Shopping Centre, Murrumbeena Primary School, Glen Eira College, parks, and transport options, this residence epitomizes contemporary comfort and lifestyle convenience.