

# 6 Cambridge Wynd, Templestowe Lower, Vic 3107



## Sold House

Wednesday, 11 October 2023

6 Cambridge Wynd, Templestowe Lower, Vic 3107

Bedrooms: 4

Bathrooms: 2

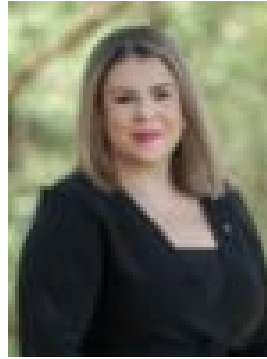
Parkings: 2

Area: 676 m2

Type: House



Sam Babalis  
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**\$1,635,000**

Tucked away in a quiet cul de sac only metres walk to Ruffey Lake Park and express city buses, upscale your family to this spacious and meticulously maintained residence. Timber polished floors carry you inside to a generous home office/5th bedroom next door to a powder room for accommodating guests. A lounge with elegant double sash French windows offers a restful area to recline after a meal in the adjoining formal dining domain. Proceeded by a stylishly updated kitchen and family/meals area including granite benches, 900mm Kleenmaid oven with 6-burner gas cooktop and Bosch dishwasher. A glass splashback teams with soft-close drawers for enhanced appeal. Social events and gatherings are effortless in a large rumpus with built-in bar, providing a great games space. Opening up with concertina doors to a fantastic indoor/outdoor room with lighting and a ceiling fan. Fitted café blinds add a solid sense of seclusion and protection and can be removed in summer, or as desired. Wrapped in a low maintenance garden providing established foliage and plenty of room for the family dog.

A further four good sized bedrooms are located on the upper level with the north-facing bedroom windows fitted with double glazed windows. The master suite is bright and breezy with an ensuite and walk-in robe. Future buyers can add their own aesthetic touches to the impeccable and generous spaces. The list of extras is generous, including: a laundry that promotes a modern palette with vibrant splashback and great storage, a modern gas ducted heating system downstairs, evaporative cooling upstairs, understairs storage, cloak cupboard, gas hot water and a double remote garage with external and front covered access. Zoned and a short stroll to Templestowe College and Templestowe Heights Primary, St Kevin's Primary, Aquarena, or 100 metres to the Kew school/city buses. Macedon Square/Plaza and Westfield Doncaster's elite shopping and services are in close reach, along with Templestowe Village cosmopolitan cafes. Nearby to the Ruffey Creek Linear Park Trail, Heide Museum of Modern Art, select golf courses and The Eastern Freeway.