

# 63 Golden Way, Bulleen, Vic 3105



## House For Sale

Wednesday, 22 May 2024

63 Golden Way, Bulleen, Vic 3105

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 744 m2

Type: House



Daiman Kane  
0398599561



Suki Zhuang  
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**\$1,250,000 - \$1,350,000**

This impressive 3 bedroom plus study, 2 storey family home is well maintained and move-in ready, sitting in a premier position on a wide-fronted allotment on the high side of sought-after Golden Way. Adjacent to the Yarraleen Trail, it enjoys a sweeping treetop outlook from its upper level and is only minutes from family-friendly parkland, schools, shops and transport. Potential exists for a modern makeover to meet the needs of a contemporary family lifestyle, or alternatively, the opportunity to build a new prestige home on this exceptional site (STCA). Comprising flexible living, dining and family/meals areas at entry level plus a very private study or WFH space. The quality timber kitchen includes a capacious walk-in pantry and ample preparation space. Step out to an expansive paved terrace at the rear and enjoy its alfresco living options, from quiet family dining to grand scale entertaining. Family accommodation upstairs comprises the main bedroom with walk-through robes, ensuite and private front balcony plus 2 further bedrooms with BIRs sharing the main bathroom. The Yarraleen Trail leads to nearby Morris William Reserve and Yarraleen Pre School. Zoned for Templestowe College and Belle Vue Primary with St Clements Primary and Marcellin College close by. Bulleen Plaza, Macedon Square and Westfield Doncaster can be accessed via the Manningham Loop bus at the front door, plus orbital and city buses minutes away.\* Ducted heating and evaporative cooling\* Huge double auto garage with internal entry\* Ground level powder room\* Security shutters\* Water tank\* Garden storage sheds Terms: 10% deposit, balance 60 days