

**661-663 Park Road, Park Orchards, Vic 3114**



**Sold House**

Thursday, 5 October 2023

661-663 Park Road, Park Orchards, Vic 3114

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2128 m2**

**Type: House**



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## Contact agent

Imagine being able to step out your front door with buses, schools, hectares of parkland and an array of boutique shops and services only metres away. Look no further than this supremely placed single level home, mirroring the warmth and brightness of one of Park Orchard's most exuberant residents. The home is peacefully secured behind an electronic front gate that opens to a sanctuary of sophisticated living and entertaining. Wide verandas provide a place to ponder, charmed by expanses of lush grass and manicured gardens. Swathes of slate add prestige to the internal layout, comprising a large light washed lounge room with parquet flooring and brick fireplace perfect for chilly nights. Flowing effortlessly through to a conservatory and amazing glass encased entertaining space, serviced by family/dining and a generously sized, skylit kitchen displaying island benchtop, stainless steel oven and griller, Asko dishwasher and double pantry storage. The mostly level backyard invites every activity under the sun from relaxing in the gazebo to hosting guest's poolside in the cabana, adjoining a kitchenette primed for a future games room. Back gates lead out to Pine Avenue for extra trailer/caravan parking/storage. Three bedrooms with built-in robes and lofty ceilings are in the main home accompanied by an updated bathroom with double vanity basin. In addition to externally accessed self-contained accommodation with living/kitchenette, bathroom and bedroom with BIR and split system. The residence further features: gas ducted heating, split systems x 2, ceiling fans, laundry with adjoining walk-in storage area, linen press, water tank, large shed with remote door and an oversized double remote garage with rear covered storage area. Whilst the home and half acre plus block has been immaculately maintained, there is the exciting opportunity for a couple or family to add their own features/upgrades and spruce up the rear garden entertaining areas. Parents will love the security of the neighbourhood with an easy walk to St Anne's Primary, Park Orchards Primary and Park Orchards Kindergarten. Buses run frequently to Aquinas and Luther Colleges and Yarra Valley Grammar. Enjoy a coffee, glass of wine or brunch at the Blue Dog café and pick up some fresh cakes and cookies from Miss Sprinkles. A five minutes stroll to Domeney and the 100 Acres Reserves or cycle the Mullum Mullum trails with links to the city, Warrandyte, Doncaster East and Ringwood. Shopping and dining options are numerous with The Pines, Tunstall Square, Eastland and North Ringwood Shops. Minutes to buses, Ringwood Station, freeway/Eastlink and Yarra Valley region.