

7/86 Graham Road, Viewbank, Vic 3084

Nelson Alexander

Villa For Sale

Wednesday, 3 April 2024

7/86 Graham Road, Viewbank, Vic 3084

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Villa



Christian Cortese
0394902900



Monica Chen
0425449968

Auction \$590,000 - \$649,000

Serene and secure in the Woodland Grove estate, this charming villa is a haven of modern comfort in lush and leafy Viewbank. Join a highly sought-after central pocket near parkland, transport and prized Viewbank College. Timber flooring adorns this light-filled layout with ducted heating throughout, while the generous lounge enjoys split system A/C with easy flow up to the separate dining zone. Adjoining here is the bright and tidy kitchen with tiled splashback, ample storage and a great view over the private rear courtyard. Both large bedrooms feature mirrored built-in robes, ceiling fans and split system units, each sharing the beautifully kept central bathroom with shower-over-bath, wide mirrored vanity, WC and separate laundry with rear access. Step outside to the spacious paved courtyard for easy outdoor entertaining, all fully fenced with low-maintenance gardens, fold-out clothesline, water tank and additional rear access via the remote-control double garage. Woodland Grove is a peaceful estate amidst Viewbank's tranquil parkland, with a stroll to delightful Price Park playgrounds and just 10 minutes' walk to esteemed Viewbank College. Viewbank Primary is a few minutes further, as are Viewbank Reserve, Banyule Flats and golfing or cycling along the Yarra. Buses lead to lovely Rosanna Village for shops, cafes and city trains, with just one stop down to central Heidelberg for major supermarkets, Austin/Mercy Hospital and Burgundy Street shopping and dining. Drive mere minutes to La Trobe University, Northland Shopping Centre and the Eastern Freeway.