

# 7 Adolphson Avenue, Ringwood North, Vic 3134

## House For Sale

Wednesday, 17 April 2024

7 Adolphson Avenue, Ringwood North, Vic 3134

**Bedrooms: 4**

**Bathrooms: 2**

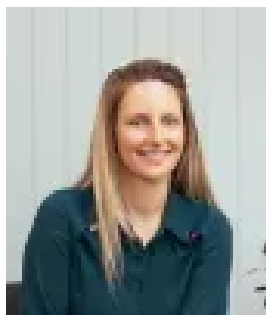
**Parkings: 1**

**Area: 967 m2**

**Type: House**



Karen Vogl  
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Donna Walpole  
0385806200

**\$1,550,000 - \$1,650,000**

The charm of the 1950s with the allure of today. A few short metres from Evelyn Road Reserve and playground, this irresistible home on a generous 967sqm (approx.) of land offers an extraordinary lifestyle with an adaptable floorplan geared towards modern family living. Beyond a private bullnose verandah, the elegant formal lounge and dining room are warmed by a cosy woodfire and provide an inviting place to welcome guests, leading to a central living room with custom-built storage. The gourmet kitchen is tastefully appointed with a stone island bench, quality appliances, a timber breakfast bar and excellent storage, alongside a spacious family room/home theatre - providing a fantastic place to unwind or watch a movie together on the big screen. Accommodation includes the generously proportioned master bedroom at the rear, featuring dual robes, a deluxe ensuite and private deck access, complemented by three additional robed bedrooms and an equally modern family bathroom. Providing limitless space for outdoor entertaining, the established backyard features a large deck with shade sails and a BBQ zone, a gazebo with café blinds, a sunny deck with egg chairs, and endless room for the kids or family pets to run around. An extensive list of features includes zoned ducted heating and evaporative cooling, 5KW solar with a Fronius inverter, split system air conditioning, polished timber floors, outdoor lighting, tool sheds, wine storage, watering system and an automatic gate leading to a remote-control garage and secure off-street parking for 2 cars. Centrally located, the home is walking distance from BJ Hubbard Reserve, zoned for Ringwood Heights Primary School and Norwood College, and close to Pinemont Pre-School, Eastland Shopping Centre, EastLink, with swift access to Aquinas and Luther Colleges, Yarra Valley Grammar, and Yarra Valley wineries.