

7 Totara Court, Templestowe Lower, Vic 3107

House For Sale

Tuesday, 27 February 2024



7 Totara Court, Templestowe Lower, Vic 3107

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 774 m2

Type: House



Tony Tuccitto
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Rod Yan
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\$1,300,000 - \$1,430,000

AUCTION THIS SATURDAY | Proudly placed at the top of a quiet court just minutes to a range of amenities, this smartly refreshed family sized home will surprise you with its clever zoning and abundant entertaining space. Boasting excellent accommodation and light-filled, split level design that adapts to any occasion. Multi living is divided between a large, stylish formal zone with 4 skylit windows streaming natural light into this calm space. Stepping up to a dining area that directly leads through double French doors to a sunroom with lighting and ceiling fan, ideal for enjoying the company of guests all year-round. Adjoining skylit family/meals on the other side, with the central kitchen displaying granite benchtops and quality s/s appliances, including a gas cooktop. The master is zoned with ample built-in robes and a dressing area plus a shower over spa well-lit by a pretty glass brick wall. Complemented by a further three robed bedrooms and a central bathroom, laundry and powder room. Adding a lovely surprise for families is a separate carpeted home office and upper rumpus/retreat with built-in day bed with the strong potential to become a 5th bedroom when older children seek more privacy. Great outdoor entertaining presents two separate paved zones to relax in all-weather elements. Surrounded by established low-care gardens, secured for your convenience and privacy with back gate entry to a natural reserve and walking/bike trails that connect with Montpellier and Ruffey Creek Linear trails. Close to zoned Templestowe College, Templestowe Heights Primary, Kew school buses and minutes stroll to Aquarena and Ruffey Lake Park facilities. It backs onto Lynwood Parade Reserve which has an updated playground and borders the Templestowe Heights Preschool. Shopping precincts, cafes and restaurants are easily accessible with Macedon Square/Plaza only a short walk away and Westfield Doncaster, Bulleen Plaza and Templestowe Village all in close distance. Handy to medical services, city buses and the freeway. Extra features: timber floors, GDH, split system cooling, 5 x ceiling fans, blinds, external blinds on many of the windows, linen press, and a double carport.