

**72 Bradleys Lane, North Warrandyte, Vic 3113**



**House For Sale**

Friday, 3 May 2024

72 Bradleys Lane, North Warrandyte, Vic 3113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 4652 m2**

**Type: House**



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**\$1,650,000 - \$1,750,000**

Bradleys Lane holds a unique charm within the Warrandyte area, cradled by the iconic Yarra River and within easy walking distance to the village. This stunning family property, sprawled across approximately 1.15 acres, basks in these scenic advantages, offering exclusive rear gate access to parkland, a trail and the tranquil riverbank. A sealed circular driveway welcomes you onto the property's grounds, where established gardens envelop a beautifully renovated residence and a versatile bluestone studio that could serve as an office, hobby space or additional accommodation. With stylish enhancements that gracefully honour its original character, the main residence flaunts beautiful communal spaces, including an open plan living and dining room complete with hardwood floors and a bluestone fireplace, a fully equipped kitchen with a breakfast bar, and two adjacent areas designed for family relaxation or play. Bathe in the beautiful light of this north to rear property as you gaze out over the landscaped gardens to the bush canopy beyond. For optimal night-time comfort, the home's sleeping wing hosts three bedrooms with built-in wardrobes, split system air conditioners and ceiling fans. This configuration includes a super-spacious master suite and two additional bedrooms with adjoining balcony. A chic floor-to-ceiling tiled bathroom and a powder room service these rooms. The bathroom features a walk-in shower and a freestanding bathtub, both with niche ledges. Making your way outside, the backyard boasts a covered entertaining deck, firepit area, secure play space with a cubby house, slides and a sandpit, plus a serene bush section. Resting amidst this tranquil landscape, the bluestone studio exudes a cosy ambience, complete with a rustic wood heater and wired internet connectivity. Allowing the discerning buyer to fully embrace the magic of a Warrandyte lifestyle, this property is located within a leisurely walk to Norman Reserve and its swimming hole, bus services and Yarra Street with its popular speciality stores and eateries. It is also placed for easy access to quality public and private schools, community and recreational facilities, Eltham, EastLink plus local and major shopping centres including Goldfields, The Pines and Eastland. \* Serene 1.15-acre approx. property, resting by the Yarra River\* Renovated 3-bedroom family residence\* Versatile bluestone studio\* Large sealed circular driveway for easy access\* Landscaped terraced back garden with secure children's play area\* Water tank with a pump\* Edible gardens including a vegetable patch, greenhouse and an assortment of fruit trees\* Single carport plus three open parking spaces Terms: 10% deposit, balance 60/90/120 days