

**84 Swanston Street, Bulleen, Vic 3105**



**House For Sale**

Wednesday, 8 May 2024

84 Swanston Street, Bulleen, Vic 3105

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 557 m2**

**Type: House**



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**\$1,250,000 - \$1,350,000**

Awash with natural light across a generous single level layout, this renovated home boasts impeccably presented interiors throughout. Enviably situated in a peaceful family neighbourhood, surrounded by parks and playgrounds, the brick home promises an effortlessly low maintenance lifestyle. For those looking to redevelop either now or in the future, the site also includes plans for two townhouses. Just metres from leafy Swanston Street Reserve Playground, and a stroll from Bulleen Plaza shopping, Templestowe Valley Primary School, buses and Ted Ajani Reserve, the home is also in easy reach of Heide Museum of Modern Art, Wombat Bend Playground, and lush Yarra River walking trails. Set within the sought-after Templestowe College zone, the location offers direct city access via the nearby Eastern Freeway and Bulleen Park & Ride. Freshly painted and showcasing gleaming hardwood timber floors, the home features a spacious and light-filled living room at the entry, positioned alongside a generous separate open plan dining area. An additional rumpus room is set to the rear, providing plenty of space for relaxed family living and flowing out to a secure backyard with a large paved area. The rumpus also offers excellent flexibility for use as a spacious fifth bedroom if preferred, ideal for larger families or guest accommodation. The elegant contemporary kitchen offers marble-effect laminate benchtops, a breakfast bar, sleek glass splashbacks, ample quality soft-close cabinetry, and a full suite of brand new stainless steel appliances including a dishwasher, oven and 900mm gas cooktop. Four bright bedrooms include three equipped with built-in wardrobes, with the master featuring a walk-in wardrobe and a private ensuite. The central bathroom includes a separate bathtub and a separate W/C, and is complemented by a full laundry with direct outdoor access. Featuring split system air conditioning and heating, LED downlights and roller blinds, the home also includes a double lock-up garage plus an additional carport, with plenty of space for a caravan or trailer.