

**86 Martins Lane, Viewbank, Vic 3084**



**Sold House**

Thursday, 30 May 2024

86 Martins Lane, Viewbank, Vic 3084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 669 m2**

**Type: House**



Luke Coventry  
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Alyce Williams  
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**\$1,040,000**

SOLD by Jellis Craig. From the moment you set eyes on this charming property, it is bound to feel like home. Established greenery and landscaped gardens create a welcoming street presence that invite you inside to a spacious interior. Spanning over a clever, single level floor plan, this home is your perfect next step. Upon entry a generous lounge area, boasting gas heater, adjoins to a formal dining room. Large windows allow an abundance of light to shine through, making this sun-soaked space the perfect family haven. A sizeable open plan kitchen and meals flows seamlessly into an expansive courtyard and outdoor area. A covered roofline, creates the perfect place to entertain guests, enjoy family dinners outside or debrief after a long day. Additionally, a sizeable grassed yard with a paved path provides ample space for the kids to play. The home comprises of three robed bedrooms, a central family bathroom with sperate toilet and shower as well as a sizeable laundry. A versatile rumpus/ recreational space boasts possibility, creating a home that is cleverly zoned for family living. Additional property highlights include gas heating, evaporative cooling, a single lock up garage and ample storage space throughout. Perfectly located for convenience, find yourself within walking distance from the Martins Lane shops. Positioned within close proximity to the Rosanna Train Station or take a short stroll and find yourself on the Plenty River Trail. Additionally, the home is zoned for Viewbank College and Viewbank Primary School.