

# 9 Rangeview Court, Viewbank, Vic 3084

## Sold House

Thursday, 10 August 2023



9 Rangeview Court, Viewbank, Vic 3084

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 755 m2

Type: House



Greg Taylor  
0394301133



Nic Pinch  
0394301133

**\$1,191,000**

SOLD BY FLETCHERS BANYULE - Underpinned by a commitment to quality and a sought-after address that enjoys zoning to Viewbank College, primary and pre-school, this immaculate one-owner family home showcases original beauty across generous internal dimensions, matching them with an expansive all-weather alfresco in relaxing garden surrounds! Perfectly positioned to take full advantage of every lifestyle advantage this coveted pocket provides, Martins Lane shops and the bus stop are footsteps away, there is a choice of parklands and playgrounds within a short walk, and the tracks and trails along the Yarra are not much further! Laid out for harmonious living, the family-friendly floor plan thoughtfully separates the main bedroom with an ensuite and three further bedrooms sharing the family bathroom from a spacious lounge and the family meals overlooked by the pristine kitchen. Astute buyers will relish the instantly enjoyable spaces and the exciting, enticing future promise that comes with introducing their own contemporary touches!

- Ducted heating and split system unit
- 6 solar panels
- Powered, fitted workshop, multiple sheds, under house storage
- Remote control external blinds
- Water tanks plumbed for toilets, laundry and garden (11 000 litres)
- Full insulation to walls and ceilings
- Carport
- Laundry with storage
- Minutes to Heidelberg, Rosanna, Greensborough and Lower Plenty Village
- Rare bonus of secure gated access from the rear laneway