

**9 Rankin Road, Boronia, Vic 3155**



**Sold House**

Wednesday, 3 April 2024

9 Rankin Road, Boronia, Vic 3155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 749 m2**

**Type: House**



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**\$810,000**

You won't believe what you'll find up the driveway of 9 Rankin Road. There, nestled amongst the tall trees and colourful gardens, you'll find the haven of your dreams. The yellow brick house will bring so many surprises! Bright and endearing this home will bring a retro addition to your life that you didn't know you were missing. From the moment you walk up the drive, you will be immersed in the serenity and privacy that this 749m<sup>2</sup> block gives you. There is a semi-circle driveway, with dual entry and a double carport with roller shutter, for those looking for undercover parking and security. In the house you'll find: two separate living rooms, three bedrooms, two bathrooms, kitchen with meals area, undercover pergola and large storage shed. -? The front living room overlooks the garden through the wall of windows and has feature cornice and tiled fireplace with gas log fire, giving you a warm and inviting atmosphere; -? The living room leads to the meals and kitchen area, straight from the 60/70's, this brilliantly vivid array of colour can't help but make you smile, with freestanding gas cooker, veneer shiplap, green laminate benchtops, and multicolor cupboards and tiles, cooking has never been so cheerful; -? The master bedroom has its own ensuite with shower, basin with built in storage and toilet, there is also a walk-in robe and has its own door leading outside; -? Two further bedrooms are located to the front of the house and are generous in size; -? Main bathroom has shower, bath and vanity, catering for all ages; -? The second living is located off the master bedroom making this a highly flexible location- a living space, parents retreat or even large home office, we'll let you decide; -? Separate laundry with outside access makes hanging out the washing a breeze, here is where you'll find the second toilet, perfect for entertaining guest both indoors and outdoors; -? A light filled, undercover pergola is located on the rear of the home and also has added cattery/bird avery, to keep your feathered or furry friends safe (probably don't put furry and feathered together); -? The rear yard is protected by mature trees and the block itself backs onto green space, adding to the serenity; -? An additional 3mx6m colorbond shed tops off the package, great for added storage or workshop, for tinkering on the weekends. Surprise extras include: gas ducted heating, refrigeration cooling, gas log fireplace, external roller shutters to the whole house, water tanks and a number of skylights throughout. 9 Rankin Road is a wonderful canvas for someone looking for the opportunity to renovate and create a beautiful space of their own, sturdy and very functional, you can easily move right in. A great Boronian location, just a few minutes to Woolworths, Coles, Boronia Train Station and more. A short car ride to Westfield Knox, Bayswater and Ferntree Gully. Surrounded by primary schools including Boronia West PS, St Josephs PS and Fairhills, along with secondary colleges including Boronia K-12 College and Fairhills Secondary. Behind the yellow brick facade, this home is bold and beautiful, with so much more to give! Contact Josh & John today! Proudly Marketed By Harcourts Boronia. Photo ID Required At Inspections.