

# 9 Rutland Avenue, Templestowe, Vic 3106



## House For Sale

Wednesday, 28 February 2024

9 Rutland Avenue, Templestowe, Vic 3106

**Bedrooms: 5**

**Bathrooms: 2**

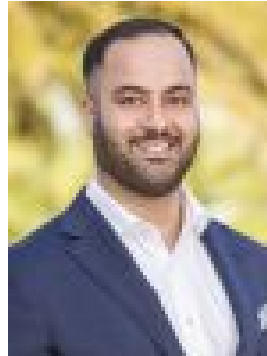
**Parkings: 2**

**Area: 859 m2**

**Type: House**



Scott George  
0398428888



Ryan Faridi  
0425440505

**\$1.48m - \$1.58m**

An enviable family lifestyle is what you can expect with this outstanding family home; a home you're guaranteed to fall in love with the moment you step inside and discover its modern presentation, exceptional blend of indoor and outdoor living and breathtaking views. Large windows invite plenty of natural light into the stunning interior, which combines comfort, quality and style. Enjoy relaxed living and sensational views from most rooms on this elevated North-facing allotment. Three stylish ground-floor living zones, including an expansive fireside lounge with plush carpet flooring, create an inviting and relaxing ambience, as does the beautifully updated central kitchen, which is certain to inspire many gourmet meals for the family. Retreat upstairs to four zoned bedrooms, all of which are of generous proportions. In the case of the Master bedroom, it delights with a private ensuite, walk-in robes and balcony views. Outside, an inviting alfresco area and gazebo, set amongst established gardens and a leafy private backyard with an easy care lawn, is perfect for entertaining and child's play. Furthermore, this stylishly presented family residence enjoys the benefits of split-system cooling, gas ducted heating, downstairs study, double garage, plush carpets to all bedrooms and a warm colour scheme. This desirable piece of real estate is conveniently located within walking distance of Templestowe Park Primary School and transportation and within minutes of trendy Templestowe Village, The Pines Shopping Centre, Westerfold Park, Westfield Shoppingtown and the Eastern Freeway.