

**95 Nurlendi Road, Vermont, Vic 3133**

**LLC**  
Real Estate

**Sold House**

Friday, 11 August 2023

95 Nurlendi Road, Vermont, Vic 3133

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 798 m2**

**Type: House**



Eric Li

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**\$1,380,000**

Distinguished by its cathedral ceilings and quality family design, this split-level home presents a serene environment for poolside entertaining abutting the tranquility of Bellbird Dell in the prized Vermont Primary and Vermont Secondary Zones. Occupying an impressive 798sqm approx. allotment, the home's beautiful design has been configured for functionality with the four robed bedrooms set on the entry level and embracing a master bedroom with walk-in-robe and stylish ensuite, accompanied by a family bathroom and separate toilet. A haven for entertaining, the lounge room showcases soaring cathedral ceilings and polished floorboards with a bar area for serving drinks and views across the inground pool and yard. A simple step from here, you'll find yourself in the kitchen boasting a Whirlpool gas stove, Fisher & Paykel oven and Westinghouse dishwasher, while the dining room benefits from sliding door access out to the paved entertaining zone, glistening pool and backyard that looks out into Bellbird Dell. Adding to the appeal, the home includes a laundry, ducted heating, split system air conditioning, storage shed plus a double carport. Nestled in a coveted family pocket, walking distance to Vermont Primary and Vermont Secondary, near Emmaus College, Vermont South Shopping Centre, Brentford Square Shopping Centre, Bellbird Dell, sports grounds, buses, trams and EastLink Freeway. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. The fixtures, fittings, appliances and services have not been tested and no guarantee as to their functionality or efficiency can be provided. Distances and timings are approximate. Prospect purchasers should independently verify the information contained in this document and refer to the due diligence check-list provided by consumer affairs. Click on the link for a copy of the due diligence check-list: <http://www.consumer.vic.gov.au/duediligencechecklist>