

**1/16 Hobart Street, Ringwood, VIC, 3134**



**House For Sale**

Tuesday, 1 October 2024

**1/16 Hobart Street, Ringwood, VIC, 3134**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



William Lyall



Jessica Clarke

## **2 or 3 Bedroom with own street frontage**

Privately set behind manicured landscaped gardens, this inviting single level home promises an effortlessly low maintenance lifestyle with plenty of secure outdoor space. With paved courtyard gardens on both sides, and two distinct separate living areas (or 3rd bedroom), the home boasts a thoughtfully zoned layout ideal for first home buyers, young families, or those looking to downsize without compromise.

Superbly situated just 100m from buses, and a short stroll from Mullum Mullum Reserve Playground, lush Mullum Mullum Creek Trail, and Eastland Shopping Centre, the location is also within walking distance of Ringwood Station, Ringwood Lake Park, Mullum Primary School and Norwood Secondary College. EastLink is a few minutes' drive away for direct city and peninsula access, with Costco and Ringwood North shops also in easy reach.

An open plan living and dining area overlooks the leafy front garden, with mature camelias and a silver birch showcasing vibrant seasonal colour. The space flows seamlessly out to a private paved terrace, ideally laid out for relaxed outdoor dining. On the opposite side of the home, a spacious second courtyard is framed by established garden borders and a lemon tree, creating a secure retreat for alfresco entertaining or children's play.

A generous formal living area can be closed off with sliding doors, offering excellent flexibility for a range of uses including as a substantial home office or third bedroom if preferred.

The large kitchen comprises an island breakfast bar, ample drawer storage, a Bosch stainless steel dishwasher, a stainless steel electric oven, and a stainless steel gas cooktop.

Two light-filled bedrooms are each equipped with built-in wardrobes, with the oversized master also featuring a private ensuite. The airy central bathroom offers a semi-frameless glass shower and a separate bathtub, and is complemented by a separate W/C, and a full laundry with excellent storage and direct outdoor access.

Featuring polished hardwood flooring, gas ducted heating, split system air conditioning, ceiling fans, ducted vacuuming, an alarm system, external shade blinds and a security screen front door, the home also includes a single remote lock-up garage with rear roller door access to a large paved area at the rear, ideal for an additional car or trailer.

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