

# 12 Bede Avenue, Coldstream, Vic 3770



## House For Sale

Tuesday, 25 June 2024

12 Bede Avenue, Coldstream, Vic 3770

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 4

**Area:** 859 m2

**Type:** House



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**\$790,000 - \$865,000**

An enticing four-bedroom family classic dedicated to delivering focused functionality both inside and out. Enjoy the best of Coldstream from a quiet yet conveniently central location, lovingly maintained for instant livability and positioned for superior lifestyle versatility. Introduced by swathes of mature greenery, inviting and immaculately presented interiors display a welcoming ambience to a well-defined family residence, with formal and informal living and dining centred around the bright family kitchen boasting stainless steel appliances, abundant custom cabinetry and generous breakfast bar. Indoor-outdoor connectivity provides a seamless transition with the all-weather alfresco entertaining deck and a tranquil backyard where lush green lawns introduce the kid's cubby house and a concrete basketball/netball zone set amidst a secure boundary. For the tradie or home hobbyist, there is a large garage/workshop with drive through access and plenty of off-street parking for vehicles, boat, trailer or caravan. Four generous bedrooms are zoned for relaxed comfort and privacy, with the master boasting a full ensuite and walk-in robe, whilst three further bedrooms share a central family bathroom with a separate bath, shower and WC. Further highlights include ceiling fans, refrigerated cooling, gas ducted heating, custom window treatments and family-sized laundry. Perfectly positioned in a quiet, no-through road within easy strolling distance of Coldstream Primary School and Lyrebird College, with local recreational reserves, transport and village shopping closeby. Set within an easy drive of Lilydale and primely positioned at the gateway to the Yarra Valley and Warburton Ranges. Disclaimer: While all care has been taken by Fletchers Maroondah and its third party providers to ensure all information above is true and correct, Fletchers Maroondah and its third party providers are not responsible for, and expressly disclaim all liability for, damages of any kind arising out of the use, reference to, or reliance on any information contained within the above property description. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Fletchers Maroondah will not be liable for any loss resulting from any action or decision by you in reliance on the information.