

# 18 Hill View Parade, Templestowe Lower, Vic 3107



## House For Sale

Monday, 8 July 2024

18 Hill View Parade, Templestowe Lower, Vic 3107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 656 m2

Type: House



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**\$950,000 - \$1,040,000**

In the same family for decades and crafted with generous timeless space, this brick home on 656m<sup>2</sup> provides limitless opportunities for a family, developer or investor. Elevated with a north facing aspect on the high-side of the road, the residence overlooks neighbouring parkland and is within minutes of the freeway, schools and Yarra Parklands. Formal living and dining with original endearing features offers the opportunity to spill out onto the front balcony with guests, providing a safety gate for protecting young children or pets. Adjoining a skylit kitchen family/meals with gas cooktop and dishwasher. Connecting to a covered decked balcony perfect for hosting barbeques overlooking established gardens, lawn and fruits trees. Primed for a garden makeover with an outdoor firepit or alfresco paving, with large gates securing the property. The home provides three decent sized bedrooms and a family bathroom with separate toilet. The master at the front of the home is soaked in sunshine and offers an ensuite and walk-in robe. Extra features: gas ducted heating, laundry, storage and a downstairs large double garage that leads to extra off-street parking on the driveway. The block boasts 17.73m frontage, lending itself to a demolition and rebuild of a modern contemporary home or renovation/extension in the future (STCA). The home needs extensive renovations in its current state. Appealing to families for its parkland meets freeway position, in walking proximity to Templestowe Valley Primary, zoned to Templestowe College and nearby to Marcellin College and Kew schools. Minutes to Macedon Square, Bulleen Plaza, Templestowe Village and Westfield Doncaster shops and restaurants. Walk to city express buses, Finns Reserve, Wombat Bend Playground and the Yarra Trail, and close to Ted Ajani Reserve, Bulleen Tennis Club and Aquarena. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.