

**3 Danson Street, Viewbank, VIC, 3084**

**Nelson Alexander**

**House For Sale**

Friday, 16 August 2024

3 Danson Street, Viewbank, VIC, 3084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Monica Chen

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## **Endless charm in an enviable address**

Proudly elevated in prestigious Viewbank, this impressive family home boasts a sprawling layout of extraordinary character. Relax, dine and entertain over two versatile levels, and all within moments of prized amenities in the coveted Viewbank College zone!

Enter via the raised front balcony with gorgeous treetop views, greeted inside by charming timber flooring that flows into the spacious sun-drenched lounge. Floorboards adorn the main bedroom with walk-in robe and ensuite, as well as two further bedrooms with built-in robes and a functional study/fourth bedroom.

The central kitchen and meals is beautifully tiled, with the kitchen showcasing ample timber cabinetry, stainless steel appliances and a servery window to a separate sunlit dining area. The full family bathroom includes a separate spa bath and shower, serving alongside a separate toilet plus a full laundry room just off the kitchen.

Entertain on the covered rear patio overlooking the leafy private garden, complete with a traditional wood-fired pizza oven and established veggie patches for the home grower! Head downstairs to the huge rumpus room with a second kitchen, extra toilet, under-house storage and a plumbed-in wet bar - perfect for serving a party or as a potential separate living zone.

Further features include ducted heating throughout, split system A/C, solar power, a large remote-control double garage with its own internal access, and gated side access with secure side parking for the trailer, boat or additional vehicles.

This solid-brick sanctuary is ideal for new or established families alike, set within a stroll of peaceful Price Park, beloved Viewbank Primary and just minutes to sought-after Viewbank College! Enjoy beautiful Banyule Flats Reserve nearby, leading straight into walking, golfing or cycling along the idyllic Yarra River.

Walk to local shops on Martins Lane, or hop on a bus to Rosanna Village for shops, cafes and city trains. Also within easy reach are Viewbank Tennis Club, Austin/Mercy Hospital, La Trobe University, Northland Shopping Centre, Westfield Doncaster and freeway entry (including the future North East Link!).