

**34 Ormond Boulevard, Bundoora, VIC, 3083**

FLETCHERS

**House For Sale**

Friday, 30 August 2024

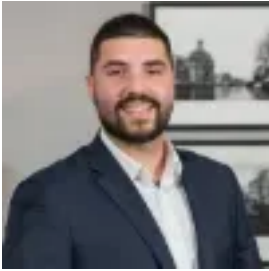
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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jake Popalis  
0394457000

## Spacious Living with Modern Touches in University Hill

Are you searching for a home that combines impeccable style, a smart layout, generous space, and a prime location? Look no further—this is the home you've been waiting for.

From the moment you step inside, you'll be greeted by beautiful floorboards that guide you through a sophisticated formal lounge and into an expansive open-plan living area bathed in natural light. The modern kitchen features stainless steel appliances, stone benchtops, and plenty of bench and cabinetry space, making it a chef's delight. The lower level also boasts a spacious bedroom and a well-appointed bathroom for added convenience.

Upstairs, you'll find a luxurious master suite complete with a massive walk-in robe and ensuite. Two additional generously-sized bedrooms each offer built-in robes and share a central bathroom with a separate shower and bath, providing comfort and practicality.

Set on an approximately 354 sqm block, this property includes a beautifully manicured private yard and an undercover alfresco area perfect for outdoor entertaining and ample space for children to play. The double garage at the rear adds extra storage and convenience.

Located within University Hill Estate, you'll have easy access to shopping, cafes, and restaurants. The area is well-served by educational institutions including Bundoora and Mill Park Primary Schools, Parade and Loyola Colleges, and esteemed universities like RMIT and La Trobe (Bundoora Campus). Public transport options are plentiful with Tram 86 on Plenty Road and nearby bus services. Plus, enjoy the tranquility of Plenty Gorge Park and Janefield Wetlands just down the street.

This home offers everything you need in the coveted University Hill Estate. Don't miss the opportunity to make it yours.

Terms: 10% deposit, 30/45/60 days