

**44 Forfar Road, Hamlyn Heights, VIC, 3215**



**House For Sale**

Wednesday, 14 August 2024

44 Forfar Road, Hamlyn Heights, VIC, 3215

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **Mid-century masterpiece with stunning views.**

Offered for sale on the public market for the first time since being built, there is no better testament to how well loved this home and location has been. With amazing views of the water and the city, homes like this are often sought but rarely become available.

Set behind an impressive facade the home offers an intelligent floorplan comprising of 4 bedrooms with robes, classy renovated bathroom, huge laundry and quality timber kitchen with dining area. From the dining area you can step out onto a substantial balcony that allows you to enjoy a morning coffee and admire views that will take your breath away. The large lounge room offers expansive windows for natural light whilst a secondary living area to the rear of the home creates another spacious haven to relax.

Externally there is a converted pool room for entertaining as well as a single remote garage with an additional carport down a long side drive allowing plenty of off street parking. Set on 677sqm (approx.) the backyard provides plenty of space for the kids to play. Other features include ducted heating, reverse cycle air conditioners, dishwasher, workshop and ceiling fans.

Ideally positioned within walking distance of several schools including Kardinia International College, Vines Road shops, parklands, public transport and convenient access to the Ring Road.