

**7 Moran Street, Viewbank, Vic 3084**

**House For Sale**

Tuesday, 9 April 2024



7 Moran Street, Viewbank, Vic 3084

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 557 m2**

**Type: House**



John Levingston  
0394973222



Stewart Oldmeadow  
0394973222

**\$1,000,000-\$1,030,000**

Highly-coveted Viewbank College, the primary school and parklands are all perfectly located within only a short walk from this superbly maintained residence in a delightful garden setting. Offered for the very first time in a quiet and central Viewbank street, this impressive three bedroom, two bathroom home including a versatile separate studio/home office merges comfort and character with excellent updates such as double-glazing and split-system heating and cooling. An outstanding family layout that's light-filled and flexible features a living room, sitting/music room and a dining room with sliding doors opening to a fabulous undercover entertainment deck. A large kitchen updated with Electrolux stainless-steel appliances overlooks the sunny rear garden while further are three great-sized bedrooms with timber built-in robes, a renovated family bathroom, second bathroom, separate additional toilet and a huge laundry. Complemented by ducted heating, ample cupboard storage and etched glass doors, this well-presented home is ideal for immediate family living with exciting prospects to further improve and also includes a lock-up garage plus dual crossovers and driveways for off-street car/trailer parking. An exceptional opportunity with sought-after work from home options, instantly relax and enjoy while planning for the future on a generous 557m<sup>2</sup> allotment (approx) just footsteps to schools, tranquil parkland trails and the 517 bus, and minutes to shopping precincts, Rosanna train station, Heidelberg hospitals and ring road access. Miles Real Estate