

**9 Kelvinside Drive, Templestowe, Vic 3106**

**House For Sale**

Tuesday, 25 June 2024



9 Kelvinside Drive, Templestowe, Vic 3106

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 677 m2**

**Type: House**



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**\$1,200,000 - \$1,320,000**

Immediately impressed by the warm, light engaged layout, this neatly maintained and spaciouly planned home delivers a great family lifestyle in a blissful pocket of Templestowe. Perfectly zoned with flexible proportions for a growing or extended family with desirable entertaining throughout, coupled with an inground swimming pool for hours of summer fun. The living and dining domain carries seamlessly through to a spacious sun soaked family room with excellent built-in storage cabinetry, and a central well equipped timber kitchen with gas oven and cooktop and dishwasher. Integrating with a masterfully planned indoor-outdoor sunroom encased in glass windows/doors that provides low maintenance allure and creates a third all-weather entertaining zone to gather with family and friends and enjoy the beautiful garden views. Accommodating multi bedrooms and solid options for live-in intergenerational arrangements with 4 Bedrooms and 2 bathrooms. Downstairs offers independence with the 4th bedroom/guest room and walk in robe, sunny living area, bathroom/laundry and external access. Stepping outside to the rear of a tandem garage (adjoining a double carport). A second external door leads under the home to a collection of extensive space to be explored as a workshop, storage, gym or studio and power/plumbing connections. The home provides future options to further renovate or rebuild a modern home (STCA). Weekends can be spent enjoying your family and catching up with friends, appreciating low maintenance gardens and a vibrant neighbourhood to explore. Close to excellent schools incl Templestowe College, Templestowe Heights Primary and Marcellin College. Enjoy cafes at Templestowe Village and Macedon Plaza, and high quality shopping at The Pines and Westfield Doncaster. Minutes to Templestowe and Pettys Reserve and the Ruffey Creek Linear Trail. Walk to buses, and easy freeway access. Extra features: split systems, timber floating floors throughout, water tank, solar panels currently with premium feed rate and a garden shed. 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.