

**1/5 Aumann Drive, Templestowe, Vic 3106**



**Townhouse For Sale**

Sunday, 23 June 2024

**1/5 Aumann Drive, Templestowe, Vic 3106**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Sam Kocuk  
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**\$1,150,000 - \$1,260,000**

Be enticed by one of Templestowe's most sought after addresses for families in this meticulously presented high-quality home. The flawless offering comes packaged with prized zoning to East Doncaster Secondary College, and is within metres walk of the state of the art sporting facilities at Pettys Reserve, along with regular city and private education bus services. Step into the warm embrace of a sophisticated formal lounge with integrated gas fire, study nook and peaceful street views to accompany any occasion or work at home days. Living and dining merge as one unified zone with a beautiful Caesarstone kitchen with 900mm oven, 5 gas burner and dishwasher emphasising quality, functionality and style, finished with a glass splashback. Flowing outside to a secluded courtyard that provides a tranquil space to unwind, landscaped with a water feature to instill a harmonious balance. Low maintenance gardens throughout complements the designer traits of this engaging home. Accommodating four bedrooms and three bathrooms including a versatile ground floor office/guest bedroom adjoining a full bathroom. The upper bedrooms are all magnificently zoned and robed for practical living with two bedrooms enhanced by a retreat and doors to enclose the space, ideal for teens or live-in extended family. The master is privately set opposite with fully fitted WIR, ensuite and dreamy views of the Dandenong Ranges. Set with frontage in an attractive boutique cluster of four homes. Welcoming hardwood timber polished floors and plush high-quality carpet, roman blinds, split system heating/cooling throughout, security alarm and intercom system, laundry, understairs storage and direct internal access to an oversized remote, double garage with extra high ceiling and storage space. Minutes to The Pines Shopping Centre, Templestowe Village and Newmans Road cafes, and a short bus ride to Westfield Doncaster. Close distance to Serpell Primary, Templestowe Park Primary, Carey Baptist Grammar, Marcellin College, Ivanhoe Grammar and Our Lady of Mercy College. Surrounded by parkland with trails to Westerfolds Park. Within reach of the freeway and airport connections. 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.