

**10/40 Oban Road, Ringwood, VIC, 3134**



**Townhouse For Sale**

Friday, 27 September 2024

10/40 Oban Road, Ringwood, VIC, 3134

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Designed for Modern Lifestyles

### THE PROPERTY

This sleek split-level residence defines modern living at its finest - designed for ease, in a location where convenience reigns supreme.

Nestled at the rear of the exclusive 'Oban Rise' complex, this townhouse is privately poised for quiet enjoyment. Polished floorboards greet you in its entrance, flowing through to an open plan living and dining room. A fully equipped kitchen with a breakfast bar is incorporated in this room, featuring stainless steel appliances, glass splashbacks and stone countertops. Slide the stacker doors across this room and you'll find yourself outside, where a private, hedge-screened garden hosts an exposed aggregate area for entertaining. Complementing the ground floor of this home is a master suite with a walk-in wardrobe and an ensuite, along with a powder room and a laundry with direct access to a remote double garage. Upstairs, a retreat area is flanked by two more bedrooms with built-in wardrobes and a family bathroom.

Enriched with the creature comforts and positioned for lifestyle convenience, this townhouse is an impeccable low maintenance living option or investment.

### THE FEATURES

- Open plan living/dining room incorporating a fully equipped kitchen
- Upstairs retreat area
- Three bedrooms, including a ground floor master suite
- Two bathrooms
- Upstairs and downstairs toilets
- Video intercom
- Ducted heating and cooling
- Ducted vacuum system
- Garden shed and water tank
- Remote double garage with internal access

### THE LOCATION

Ensuring incredible convenience, this residence is situated within walking distance to bus stops, reserves, Mullum Mullum Creek Trail, the popular shops and eateries of Burnt Bridge and Ringwood North Village, Oban Preschool, Mullum Primary School and Norwood Secondary College. It is also only a short drive to Yarra Valley Grammar, Luther College, Ringwood Train Station, Eastland and EastLink.