

**109 Serpells Rd, Templestowe, VIC, 3106**



**House For Sale**

Monday, 28 October 2024

109 Serpells Rd, Templestowe, VIC, 3106

Type: House

## **Extraordinary full acre of vacant land in prestigious Golden Mile position**

Presenting an exceptionally rare opportunity to design and build a brand new luxury family estate in a magnificent coveted location, this immense clear acre (approx.) of land offers a thrilling array of future possibilities. Poised on a sought-after sweeping corner block in the very finest Golden Mile location, surrounded by majestic contemporary residences on vast parkland grounds, this inimitable property encompasses abundant space for an expansive multi-generational residence with ample room for a tennis court and swimming pool, peacefully secluded within private garden surrounds.

Boasting a sundrenched north facing rear orientation, the acreage is positioned in an esteemed family neighbourhood within walking distance of Ruffey Lake Park and buses. The Pines Shopping Centre and Westfield Doncaster luxury shopping and restaurants are mere moments away, with both Westerfolds Park and lush Mullum Mullum bushland also close by. For seamless city and peninsula access, the Eastern Freeway is within a quick seven minute drive.

Set within the acclaimed Templestowe Park Primary School and Templestowe College zones, the block is also just moments from St Charles Borromeo Primary School, East Doncaster Secondary College, Donvale Christian College, Carey Grammar Donvale, and buses to many of Melbourne's finest independent schools.

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.